#### **Property Client Full**

### 280 Presqu'ile Parkway, Brighton, Ontario K0K 1H0

Listing

280 Presqu'ile Pkwy Brighton

Active / Residential Freehold / Detached



#### Northumberland/Brighton/Brighton

Tax Amt/Yr: \$3,134.00/2024 Transaction:

SPIS: No

Legal Desc:

PT LT 5 CON BROKEN FRONT BRIGHTON AS IN NC334389; S/T INTEREST IN NC334389 MUNICIPALITY

MLS®#: X12428240

List Price: **\$549,900** 

OF BRIGHTON

Rooms Rooms+: 11+0 Stvle: Bungalow Fractional Ownership: BR BR+: 3(3+0) Baths (F+H): 3(2+1)Assignment: SF Range: SF Source: 1500-2000 Link: Storevs: 1.0 Other

See Aerial View 78.50 Lot Irreg: Lot Acres Lot Front: Fronting On:

Lot Depth: 195.00 Lot Size Code: Feet

Dir/Cross St: Lakeshore Rd, Lakehurst St, and Presqu'ile Parkway

PIN #: 511570106 ARN #: 140810805004825 Contact After Exp: No

Holdover: TBD Possession: Possession Date:

Water: **Well**Water Supply Type: **Drilled Well** Kitch Kitch + 1 (1+0) Exterior: **Vinyl Siding** 

Island YN: Garage: No Fam Rm: Gar/Gar Spcs: None/0.0 Water Meter

Yes/Crawl Space Basement: Drive Pk Spcs: 12.00 Waterfront Feat: Fireplace/Stv: Tot Pk Spcs: 12.00 Waterfront Struc: Fireplace Feat: **Propane** Pool: None Well Capacity: Well Depth: Interior Feat: Room Size:

Primary Bedroom - Main Floor, Propane Tank Circular Drive Rural Services: Sewers: Septic Security Feat: Parking Feat: Special Desig: Unknown Heat:

Forced Air, Propane Yes/Central Air Farm Features: Winterized: A/C: Central Vac: Nο

Laundry Lev: Main Property Feat:

Beach, Campground, Grnbelt/Conserv, Lake Backlot, Park, Wooded/Treed

Deck, Landscaped, Privacy, Year Round Living Exterior Feat:

90

Roof: Shingles

Concrete Dry, Level, Wooded/Treed

Foundation: Topography:

Soil Type:

Access Feat: Hard/Low Nap Floors, **Open Floor Plan** 

Waterfront Y/N: Waterfront: Waterfront Frontage (M): No Water Struct:

Easements/Restr: Dev Charges Paid: HST App To SP: Not Subject to HST Under Contract:

Garden, Park/Greenbelt, Trees/Woods Lot Shape:

Remarks/Directions

Cradled beneath towering trees and nestled against the edge of Presqu'ile Provincial Park, this captivating 3-bedroom, 2.5-bath bungalow is a private retreat just steps from the sparkling shores of Lake Ontario. Client Rmks: Inside, an airy open-concept design welcomes you with quartz countertops, stainless steel appliances, and elegant finishes that blend modern style with natural charm. Garden doors spill open to the gentle sounds of nature - birds singing, leaves whispering - offering the perfect backdrop for sunrise coffees or evenings under the stars. The tranquil primary suite with its own ensuite provides a restful escape, while a separate wing with two additional bedrooms and a full bath ensures comfort and privacy for family or guests. As the seasons shift, gather around the glow of the propane fireplace, supported by the ease of central air and a propane furnace. Outside, the property invites exploration, with a meditation gazebo, rustic sheds, and ample space to pause, breathe, and embrace the beauty of the outdoors. A rare opportunity to enjoy

harmony, privacy, and natural splendor in one.

Light Fixtures, Other Window Coverings & Hardware, Stainless Steel Dual Fuel Double Oven, Stainless Steel Inclusions:

Fridge, Washer, Dryer, Two Sheds, Meditation Gazebo, Owned Water Heater, Owned UV Light and Softener

Rooms

MLS®#: X12428240 Dimensions (Metric)
3.79 M X 3.65 M Dimensions (Imperial)
12.43 Ft x 11.97 Ft Features
Vaulted Ceiling <u>Level</u> **Ground** Bathroom Pieces Foyer Kitchen Ground 9.18 M X 3.23 M 30.11 Ft x 10.59 Ft Stainless Steel Appliances, W/O To Deck, Quartz Counter **Dining Room** Ground 5.33 M X 4.45 M 17.48 Ft x 14.59 Ft Hardwood Floor, Open Concept **Living Room** Ground 7.03 M X 5.59 M 23.06 Ft x 18.33 Ft Fireplace, Hardwood Floor **Primary Bedroom** Ground 5.86 M X 5.28 M 19.22 Ft x 17.32 Ft 3 Pc Ensuite, Hardwood Floor Bedroom 4.39 M X 3.4 M 14.40 Ft x 11.15 Ft **Hardwood Floor** Ground **Bedroom** Ground 3.35 M X 2.64 M 10.99 Ft x 8.66 Ft **Hardwood Floor** Mudroom Ground 348 M X 2.39 M 1141.73 Ft x 7.84 Ft

2

4

Laundry Ground 2.38 M X 1.3 M 7.80 Ft x 4.26 Ft **Bathroom** Main **Bathroom** Main **Bathroom** Main

# 280 Presqu'ile Parkway

# **Additional Features**

## Interior

- Open Concept Principal Rooms
- Kitchen with Backsplash, Breakfast Bar, Quartz Counters
- Stainless Steel Kitchen Appliances
- Dual Fuel Double Oven with Propane Cooktop
- Solid Wood Floors, Big Windows
- Propane Fireplace
- Reading Nook in Dining Room
- Primary Suite with 3-Piece Ensuite
- Separate Wing with Two More Main Floor Bedrooms
- Second Full Washroom on the Main Floor
- Additional Powder Room

# Systems & Exterior

- · Back Deck Looking Over Level Lot
- Nutrient-Rich Veggie Patch
- · Walkout to Side Deck at Main Parking Area
- Front Guest Parking with a Circular Drive (Parking for 12+ Vehicles!)
- Two Rear Storage Sheds
- Meditation Gazebo
- Propane-Fired Forced-Air Furnace with A/C
- Drilled Well with Ample Water

### Area

- · Walk Straight In to Presqu'ile Provincial Park
- Easy Access to Dining, Shopping, Town Amenities
- 15mins to Prince Edward County with Wineries & Boutiques
- 25min Waterside Ambling Stroll to The Whistling Duck Lakefront Restaurant









#### MINISTRY OF THE ENVIRONMENT The Ontario Water Resources Act WELL RECORD 4504443 1. PRINT ONLY IN SPACES PROVIDED 2. CHECK X CORRECT BOX WHERE APPLICABLE B.F righton Conn. DAY 05 MO. 08 R.3 Brighton Ont. LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS) DEPTH - FEET MOST COMMON MATERIAL GENERAL COLOUR OTHER MATERIALS GENERAL DESCRIPTION Grey Sand Stones Loose 0 25 27 Grey Limestone 25 Layered 003532812177 002721574 | | | | | | 32 SCREEN 31 WATER RECORD **CASING & OPEN HOLE RECORD** WALL THICKNESS INCHES KIND OF WATER DEPTH - FEET MATERIAL AND TYPE FROM то DEPTH TO TOP FRESH 3 SULPHUR CONTROL SALTY 4 MINERAL FRESH 3 | SULPHUR 6 *O* 26 .183 Ö 00 25 2 GALVANIZED 1 | FRESH 1 | SULPHUR 2 | SALTY 4 | MINERAL 06 61 PLUGGING & SEALING RECORD DEPTH SET AT - FEET STEEL 1 | FRESH 2 | SULPHOR 24 2 | SALTY 4 | MINERAL 2 GALVANIZED ТО CONCRETE 0027 1 | FRESH 1 | SULPHUR 2 2 | SALTY 4 | MINERAL OPEN HOLE 2 GALVANIZED 3 CONCRETE 1 | FRESH 3 | SULPHUR 2 | SALTY 4 | MINERAL OPEN HOLE LOCATION OF WELL 0015 2 K BAILER 1 D PUMPING IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE. INDICATE NORTH BY ARROW. STATIC WATER LEVELS DURING # RECOVERY 003 013"" 15 MINUTES MINUTES 12-14 26-28 29-31 WATER AT END OF TEST PUMPI 1 X CLEAR 2 CLOUDY FEET RECOMMENDED PUMP SETTING D 24 RECOMMENDED PUMPING RATE SHALLOW DEEP FEET 0015 GPM. / FT. SPECIFIC CAPACITY B ABANDONED, INSUFFICIENT SUPPLY **FINAL** ■ ABANDONED, POOR QUALITY 2 DBSERVATION WELL **STATUS** TEST HOLE 7 UNFINISHED OF WELL ▲ □ RECHARGE WELL S COMMERCIAL MUNICIPAL 1 K DOMESTIC □ stock WATER 3 | IRRIGATION PUBLIC SUPPLY USE () INDUSTRIAL COOLING OR AIR CONDITIONING DARK ☐ OTHER ■ □ NOT USED

NAME OF WELL CONTRACTOR

H.R. Gaedel

ADDRESS

RR. 1 Marveville Ont

NAME OF DRILLER OR BORER

LICENCE NUMBER

DATA SOURCE

SE COMPRACTOR SP-82 DATA SOURCE

DATE OF INSPECTOR

REMARKS:

REMARKS:

■ □ BORING

7 DIAMOND 8 JETTING

■ □ DRIVING

CATE

DRILLERS REMARKS

MINISTRY OF THE ENVIRONMENT COPY

CABLE TOOL
CONVENTIONAL
CONVENTIONAL
CONVENTIONAL

A ROTARY (AIR)

B AIR PERCUSSION

**METHOD** 

DRILLING

FORM 7 07-091

P

WΙ