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|  | 101 Welsh Lane | List: \$1,495,000 For: Sale |
| | Prince Edward County Ontario K0K2T0 | |
| | Prince Edward County Athol Prince Edward | |
| Taxes: \$4,300.00 / 2020 | SPIS: N | Last Status: New |
| Ptblockbtweneastlakeontpars30,31&3247R8361 | DOM: 0 | |
| Detached | 49.8 x 0 Feet Irreg: | Rms: 8 |
| Link: N | | Bedrooms: 4 |
| 2-Storey | | Washrooms: 3 |
| Front On: N | 49.8'Laneway/45'Waterfront | 1x5x2nd, 1x4x2nd, 1x3xGround |
| Acre: | | |
| Dir/Cross St: County Rd 12 | | |

MLS#: X4770373 **Sellers:** Susanne Cavanagh-Williams And Peter A. Williams **Contact After Exp:** N
Holdover: 60 **Possession Remarks:** Tba **Occup:** Owner
PIN#: **ARN#:**

| | | |
|-----------------------------------|--|----------------------------|
| Kitchens: 1 | Exterior: Stone / Vinyl Siding | Zoning: |
| Fam Rm: N | Drive: Pvt Double | Cable TV: |
| Basement: Part Bsmt | Gar/Gar Pk Spcs: Built-In / 2.0 | Hydro: A |
| Fireplace/Stv: Y | Drive Pk Spcs: 6 | Gas: |
| Heat: Forced Air / Propane | Tot Pk Spcs: 8.0 | Phone: A |
| A/C: None | UFFI: | Water: Well |
| Central Vac: | Pool: None | Water Supply: |
| Apx Age: 0-5 | Energy Cert: | Sewer: Septic |
| Apx Sqft: 2000-2500 | Cert Level: | Spec Desig: Unknown |
| Assessment: | GreenPIS: | Farm/Agr: |
| POTL: | Prop Feat: Beach, Waterfront | Waterfront: Direct |
| Elevator/Lift: | | Retirement: |
| Laundry Lev: | | Oth Struct: |
| Phys Hdcp-Eqp: | | |

Water Name: Ontario, Lake **Shoreline:** Sandy
Water Front(m): 13.00
Water Features: Beachfront
Waterfront Acc Bldg: Bunkie **Water Delivery Feat:** Uv System, Water Treatmnt
Rural Services: Electrical, Garbage Pickup, Internet High Spd,
 Recycling Pckup, Telephone
Access to Prop: Private Road

| # | Room | Level | | Description | | |
|---|---------|--------|-------------|-----------------|------------------|----------------|
| 1 | Living | Ground | 4.15 x 6.10 | Vaulted Ceiling | Fireplace | W/O To Deck |
| 2 | Dining | Ground | 3.84 x 4.75 | Formal Rm | Fireplace | W/O To Sunroom |
| 3 | Sunroom | Ground | 3.84 x 3.84 | W/O To Deck | Overlook Water | Large Window |
| 4 | Kitchen | Ground | 4.45 x 4.45 | Breakfast Bar | Centre Island | Wet Bar |
| 5 | Master | 2nd | 3.84 x 4.57 | 5 Pc Bath | His/Hers Closets | Balcony |
| 6 | 2nd Br | 2nd | 3.66 x 4.15 | Closet | Large Window | Plank Floor |
| 7 | 3rd Br | 2nd | 3.44 x 3.29 | Closet | Large Window | Plank Floor |
| 8 | Den | Ground | 3.66 x 4.45 | Closet | W/O To Deck | Plank Floor |

Client Remks: Own A Piece Of Paradise On The Renowned Outlet Beach In Fabulous Pec! Enjoy The Stunning Views Of Lake Ontario From The Multiple Decks Of This Luxurious 4 Bdrm Home. Elegance Abounds But So Does Practicality W/This Great Flr Plan, Perfect For Entertaining & Family Life. The Sumptuous Kitchen Opens To A Large Separate Dining Area Leaving A Sprawling Living Rm To Relax In Comfort. Look Forward To Retreating To The Mstr Suite & Fall Asleep Listening To The Waves
Extras: There Is No Place More Perfect Then Where You Are...Home! B/I 2 Car Garage, 2 Car Carport, Storage. There Are 22 Owners In This Excl. Coownership Waterfront Community. Property Is Deeded To Water Edge.
Brkage Remks: Rental Hot Water Tank. See Attached For Extensive List Of Upgrades, Included & Excluded, Floor Plans, Survey And Description Of Coownership.

HOMELIFE/REALTY ONE LTD., BROKERAGE Ph: 416-922-5533 Fax: 416-922-5808
 501 Parliament Street Toronto M4X1P3
 LINDA THOMPSON, Broker of Record 416-801-8368
Contract Date: 5/26/2020 **Condition:** **Ad:** N
Expiry Date: 9/15/2020 **Cond Expiry:** **Escape:**
Last Update: 5/26/2020 **CB Comm:** 2.5% **Original:** \$1,495,000