

	<p><b>127 Welsh Lane</b> <span style="float: right;">List: <b>\$1,399,000</b> For: <b>Sale</b></span></p> <p><b>Prince Edward County Ontario K0K2T0</b></p> <p>Prince Edward County Athol Prince Edward</p> <p><b>Taxes:</b> \$3,719.97 / 2020 <span style="float: right;"><b>SPIS:</b> N</span> <span style="float: right;"><b>Last Status:</b> New</span></p> <p>Pt Block Btwn Eastlake&amp;Lake Ont Pars 7,8&amp;9 <span style="float: right;"><b>DOM:</b> 0</span></p> <p>47R8361</p>
	<p>Detached <span style="float: right;">88 x 187 Feet Irreg: See</span> <span style="float: right;"><b>Rms:</b> 7</span></p> <p><b>Link:</b> N <span style="float: right;">Survey For Lot Size &amp;</span> <span style="float: right;"><b>Bedrooms:</b> 4</span></p> <p>Bungalow <span style="float: right;">Details</span> <span style="float: right;"><b>Washrooms:</b> 2</span></p> <p><b>Front On:</b> N <span style="float: right;">2x3</span></p> <p><b>Acre:</b></p> <p><b>Dir/Cross St:</b> County Rd 12</p>

**MLS#:** X4770399 **Sellers:** Deborah De Mille **Contact After Exp:** N

**Holdover:** 60 **Possession Remarks:** 30 Days/Tba **Occup:** Owner

**PIN#:** **ARN#:**

<p><b>Kitchens:</b> 1</p> <p><b>Fam Rm:</b> N</p> <p><b>Basement:</b> Full / Sep Entrance</p> <p><b>Fireplace/Stv:</b> N</p> <p><b>Heat:</b> Forced Air / Propane</p> <p><b>A/C:</b> Central Air</p> <p><b>Central Vac:</b></p> <p><b>Apx Age:</b> 0-5</p> <p><b>Apx Sqft:</b> 1500-2000</p> <p><b>Assessment:</b></p> <p><b>POTL:</b></p> <p><b>Elevator/Lift:</b></p> <p><b>Laundry Lev:</b></p> <p><b>Phys Hdcp-Eqp:</b></p>	<p><b>Exterior:</b> Stone / Vinyl Siding</p> <p><b>Drive:</b> Pvt Double</p> <p><b>Gar/Gar Pk Spcs:</b> None / 0.0</p> <p><b>Drive Pk Spcs:</b> 2</p> <p><b>Tot Pk Spcs:</b> 2.0</p> <p><b>UFFI:</b></p> <p><b>Pool:</b> None</p> <p><b>Energy Cert:</b></p> <p><b>Cert Level:</b></p> <p><b>GreenPIS:</b></p> <p><b>Prop Feat:</b> Beach, Waterfront</p>	<p><b>Zoning:</b></p> <p><b>Cable TV:</b></p> <p><b>Hydro:</b></p> <p><b>Gas:</b></p> <p><b>Phone:</b></p> <p><b>Water:</b> Well</p> <p><b>Water Supply:</b></p> <p><b>Sewer:</b> Septic</p> <p><b>Spec Desig:</b> Unknown</p> <p><b>Farm/Agr:</b></p> <p><b>Waterfront:</b></p> <p><b>Retirement:</b></p> <p><b>Oth Struct:</b></p>
---	---	--

**Water Name:** Ontario, Lake **Shoreline:** Sandy

**Water Front(m):** 27.00

**Water Features:** Beachfront

**Rural Services:** Cable, Electrical, Garbage Pickup, Internet High Spd, Recycling Pckup

**Access to Prop:** Private Road

#	Room	Level			Description		
1	Living	Ground	6.40	x 7.01	Combined W/Dining	Vaulted Ceiling	Window Flr To Ceil
2	Dining	Ground	6.40	x 7.01	Combined W/Living	Plank Floor	Vaulted Ceiling
3	Kitchen	Ground	3.23	x 5.18	Open Concept	Breakfast Bar	Modern Kitchen
4	Master	Ground	3.54	x 4.15	W/I Closet	Ensuite Bath	W/O To Deck
5	2nd Br	Ground	2.87	x 3.05	Closet	Plank Floor	Window
6	3rd Br	Ground	2.80	x 3.05	Closet	Plank Floor	Window
7	4th Br	Ground	3.05	x 3.05	Closet	Plank Floor	Window
8	Laundry	Ground	1.83	x 3.54	Plank Floor	Window	

**Client Remks:** Welcome To Beautiful Sandbanks Prov. Park\*Enjoy Your Morning Coffee On Your 1077Sqft Deck Overlooking The Lake & Your Pvt Sand Beach\*This Stunning & Pvt 4 Bdrm Year Round Beach Home Has Vaulted Ceilings & W-To-W Wndws Offering Panoramic Views\*Separate M Bdrm W/Ensuite & Wlk-In Closet\*Open Concept Layout Has Tons Of Natural Light Thru Out\*The Outdr Enthusiast Will Love The Close Proximity Of Protected Woods & The Charming Villages, Wineries & Restaurants Of Pec

**Extras:** Washer, Dryer, Microw, Fridge, Stove, D/W, Fridge In Laundry Rm, Elf's, Wndw Coverings, Water Treatment System, Water Softener, Hwt, Uv Light System\*22 Owners In This Excl. Waterfront Community Held In Corp. Ownership Interest (Co-Ownership)

**Brkage Remks:** Listing Agent Related To Seller Att. Disclosure. Floor Plans & Survey Attached. Cert. Cheque Or Bank Draft, Form 801 & Schedule B To All Offers.

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:** \$1,399,000