



96 Huyck's Bay Road, Prince Edward County, ON K0K 3L0

Highlights, Overhauls and Upgrades Worth Mentioning:

- ✓ The Serene Setting at 96 Huyck's Bay Offers an Abundance of Opportunity and Possibility as it Sits on a Splendid 1-acre lot with Backyard Oasis and REGISTERED ACCESS TO WATER
- ✓ Complete Lower-Level Renovation. Lifted and Finished Adding Kitchen w/ Quartz Counters and Brand-New Appliances, 2 Bedrooms, 3-Piece Bathroom, Walk-Up Separate Entrance and More
- ✓ Added to the Back Yard Experience with New Deck and Pergola
- ✓ Main Floor Remodel with Laundry Room Overhaul
- ✓ Kohler Industrial Generator Installed
- ✓ Beautiful Metal Roof Installed and Completed 2024
- ✓ 4-Piece Main Bathroom renovated and remodeled
- ✓ STUNNING 4-Piece Ensuite Renovated with Walk-In Shower, Stand Alone Tub and Quartz Vanity
- ✓ 3-Piece Bathroom in Lower Level Newly Updated and Renovated
- ✓ Fenced Yard Completed and Planted Apple, Pear and Cherry Fruit Trees
- ✓ New Water Softener System Installed
- ✓ Pellet Stove Installed Brand New in Basement
- ✓ Offering an Impressive two Finished Levels and Featuring 5 Bedrooms, 3 Full Bathrooms, 2 Kitchens, Separate Entrances, High-End Finishes
- ✓ Open Concept Main Floor with Beautiful Vaulted Ceilings
- ✓ The Main Floor is Highlighted by the East Wing Primary Suite Complete with Walk-In Closet and STUNNING newly Renovated 4-piece Ensuite
- ✓ Just a Short Drive Away to Wellington and the Very Popular Sandbanks
- ✓ Across the Road is the Gorgeous Huyck's Bay and Lake Ontario is Just a Short Walk Away
- ✓ These are Just Some of the Amenities you will have at Your Fingertips when Trading in the Status Quo and Introducing Yourself to the Wonderful Lifestyle that Awaits you in "The County!"

the T/W lin the Legal Description is a right of way over "Davis Road", which must now be Huyck's Bay Road, and then a right-to-access the "water's edge" over the land marked "park" according to the registered plan. You will see on the far right of the map, there is a section called "park" which is between 131 and 141 Huyck's Bay Road.