

70C MORRISON POINT ROAD

Prince Edward County



Sam Simone

SALES REPRESENTATIVE



Welcome to 70C Morrison Point Road

Incredible opportunity as a family retreat or investment property!

Sold fully furnished, this unique property features approx. 200' of waterfront along the Black River with views of Prince Edward Bay. Located at the end of a quiet, private laneway, it offers a peaceful, serene setting.

The primary residence boasts a highly adaptable layout across two complete levels, each with independent living quarters and separate entrances – ideal for multi-generational families or rental income. The upper level includes a full kitchen, open dining room, 2 bedrooms, a 5-piece bath, and a living room overlooking the water with a stone wood-burning fireplace and walk-out to an expansive balcony. The lower level features 3 bedrooms, a 3-piece bath, a living room with water views, and an expansive private patio facing the water.

Just steps away, a spectacular 1,200+ square foot climate-controlled detached building – originally a four-car garage – now serves as an expansive great room with stunning water views. Complete with a propane fireplace, full kitchen, dining area, 3-piece bath, and a dedicated holding tank, it also grants direct access to the attached 1-car garage and Quonset hut. Zoning allows for home businesses i.e. yoga studio, gym, artist studio, office.

The property offers mature trees, space for parking, vegetable gardens, and room for outdoor entertainment with patios, decks, and expansive lawns. Bring your water toys to explore the river and bay!

Walk to local spots like Vicki's Veggies - and enjoy being just minutes to Picton and to PEC's world-class wineries, breweries, beaches, and vibrant culture.

Taxes: \$4,344.50 (2026).

Legal Description: PT LT 9 CON 1 NORTH OF BLACK RIVER S MARYSBURGH AS IN PE114905; T/W PE114905; S/T INTEREST IN PE114905; PRINCE EDWARD.

Rental Items: two (2) hot water tanks.

Inclusions: all existing furnishings, all existing electrical light fixtures, all existing window coverings, all existing water treatment systems, existing two (2) hot water tanks, GE washer & dryer, Samsung refrigerator/freezer, LG refrigerator/freezer, GE dishwasher, Maytag dishwasher, two (2) GE ranges, Magic Chef microwave/hood fan combo, GE microwave/hood fan combo, 2 electric fireplaces.

Exclusions: all wall hangings & art, seller's personal items.





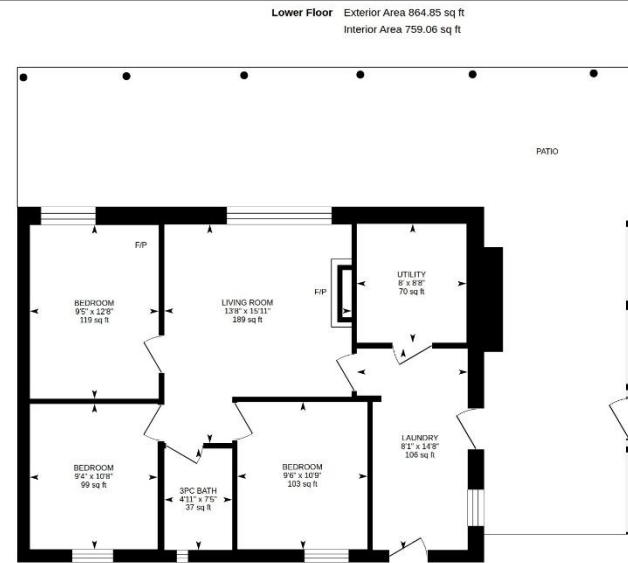


70 C Morrison Point Rd, Milford, Pec, ON



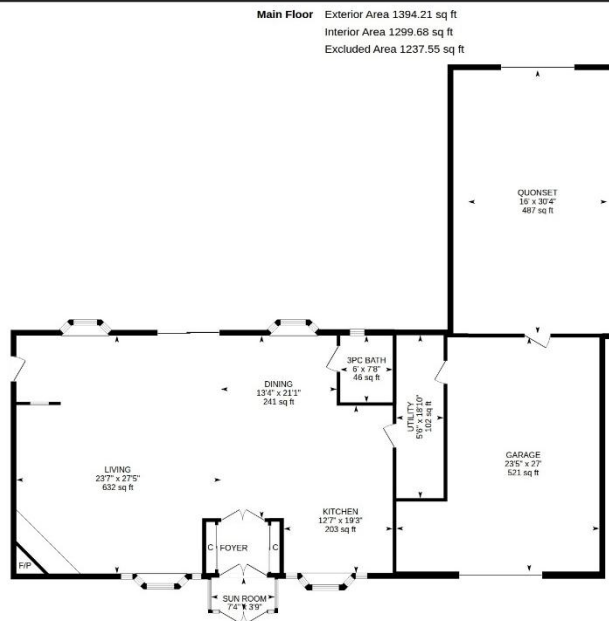
White regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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This information contained in this fact sheet has been supplied to Chestnut Park Real Estate Limited by sources believed to be reliable, but which may not be, and which we cannot therefore guarantee. Prospective purchasers should satisfy themselves as to the accuracy of the information, including all measurements, contained in this fact sheet.



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