



FOR SALE

2983 County Road 8, R.R. 4
Waupoos, Ontario



Beautiful 125 Acre Waterfront Farm Property

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2983 County Road 8, R.R. 4

Executive Summary/Investment Highlights

Introduction

Lennard Commercial Realty, Brokerage has been retained to coordinate the sale of the unique asset located at 2983 County Road 8, R.R. 4.

The Opportunity

2983 County Road 8, R.R. 4, Prince Edward County, Ontario is a fabulous 125 acre direct waterfront farm with great upside. The perfect place for a get away. Prince Edward County is one of the 5 favourite family vacation destinations in Canada. This large island in southern Ontario holds a double whammy: some of the finest wineries in Canada and one of the country's best beaches - Sandbanks. Also gourmet restaurants, a thriving artist's community and historic settlements. Orchard Coast Farms is nestled between Waupoos Estates Wineries on the east and On The 8th County Winery on the west side.

The County is a hot bed of young vineyards, producers, farmers, and restaurants that celebrate all things local, and jutting south, out into Lake Ontario, it's also a fantastic birding spot during the spring and fall migrations.

Excellent Location

Waupoos, Ontario located near Picton (20 minutes)

Zoning

North - RU3, RU2

South - RR2

Purchase Price

\$1,999,000

Taxes (2011)

\$3,000

Property Details

125 total acres, 32 acres of apple trees, 20 acres of hardwood trees, 3 acres of berries and 30 acres of field crops (tree and crop acreages approximate).

Main House: 1.5 storey (2,000 SF)

Outbuildings: Market Store (800 SF)

Additional Store (625 SF)

Sugar Shack

Storage Barn Circa 1922

Power House

Staff Bunk House (sleeps 16)

Soil Type: Loam

Water: Lake water

Services: Septic, Telephone, Well Water, Internet,

400 Amps of Electric Power

Improvements: New Market Stores & Sugar Shack

Children's Play Area

Shore Well

Culvert under Highway 8

400 AMP Service

Property Description

125 acres of beautiful, waterfront property with apple orchards, berries, wheat, soya, mixed vegetables, hardwood forest and some idle land perfect for vineyards. Property complies with "estate winery" and "farm winery" zoning bylaws. The southern property potentially has a Tourist Commercial zoning which allows tourist establishment, resort, motel, hotel, inn, and banquet facilities.

Current operation is an apple orchard with raspberries, mixed vegetables and maple syrup. There is a roadside market store, main residence, out buildings, syrup production and bunk house for 16 staff.

2983 County Road 8, R.R. 4

Map



LEGEND

- 1 [On the 8th County Winery](#)
- 2 [Waupoos Estate Winery](#)
- 3 [The County Cider Company and Estate Winery](#)
- 4 [Fifth Town Artisan Cheese](#)
- ★ [Orchard Coast Farms](#)

From Highway 401 - Points of Origin West of Trenton:

Take Exit 522 to County Road 40
 Take County Road 40 south to Highway 33 (Loyalist Parkway)
 Turn right on Highway 33 (west), proceed southwest through the hamlet of Carrying Place and down toward the village of Consecon
 At Consecon, take County Road 1 east to Picton
 Proceed through Picton (Main Street) to the intersection of Main Street and Bridge Street, turn right (south)
 Proceed along Bridge Street, go right at Union Street (southeast) - Union Street becomes County Road 8
 Follow County Road 8 into Waupoos

From Highway 401 - Points of Origin East of Belleville:

Exit at County Road 2 & 49 (same road), and proceed south
 Follow County Road 49 south over the bridge, through the Tyendinaga Mohawk territory, and continue on into Picton
 Turn left (southward) at the intersection of Main Street and Bridge Street
 Proceed along Bridge Street, go right at Union Street (southeast) - Union Street becomes County Road 8
 Follow County Road 8 into Waupoos



2983 County Road 8, R.R. 4

Prince Edward County



Prince Edward County is located in Southern Ontario at the eastern end of Lake Ontario. It is an island community encompassing less than 700 square kilometers (270 sq mi), with over 800 kilometers (500 mi) of shoreline. The permanent population is approximately 25,000. It shares spectacular natural beauty with over 100,000 visitors each year. A popular attraction is Sandbanks Provincial Park, attracting thousands of visitors on hot summer days.

The County's relatively mild climate due to the influence of Lake Ontario has led to the established of more than 26 wineries. Prince Edward County's in recent years has become a top culinary destination. It has become the gastronomic capital of Ontario. A fertile island bursting with vineyards, organic farms and a community of artists and chefs. Tucked into the "golden triangle" between Toronto, Montreal and Ottawa, it is the province's newest designated Viticultural Area which helps identify the origin of wine and its grapes.

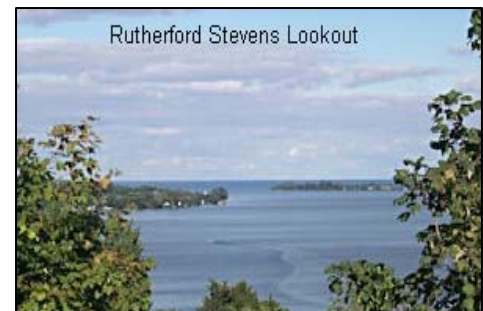
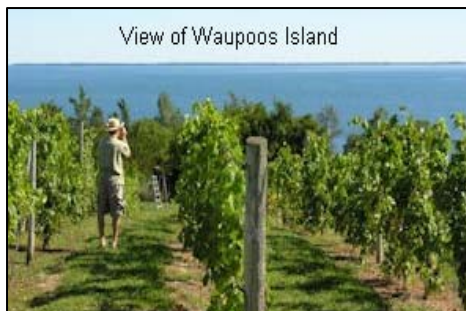
Prince Edward County is the second largest area of Loyalist architecture, second to Williamsburg. Its heritage is evident everywhere - in the colonial architecture, heritage tour routes, events, and 5 museums. County ancestors that helped to shape this island community include farmers, mariners, millionaires, rum-runners and Canadian heroes including John A. Macdonald.

A beautiful island adventure, Prince Edward County is a mecca for artists, nature lovers and anyone looking for a getaway...for a weekend break or for life. Renowned for its sailing, fishing and giant sand dunes, the County also offers live theatre, artists studios and galleries, unique regional cuisine and a flourishing wine region.



The Glenora Ferry, on the scenic and historic Loyalist Parkway (Hwy 33), connects Prince Edward County with the mainland at the eastern entrance.

Waupoos is an old Indian word for "rabbit". The Waupoos area actually lies between the head of Smith's Bay and Cape Vesey or the "Rock". Heinrich Schmidt settled here in 1784 from whose name "Smith Bay" was derived. The view from the Rutherford B. Stevens lookout is gorgeous. This area is apple country, featuring an apple blossom festival in May and pick-your-own apples in the fall and many vine yards.





2983 County Road 8, R.R. 4

MLS Listing



2983 County Rd 8, R.R. 4 **\$2,199,000 For Sale**
 Prince Edward County, Ontario K0K2T0 Prince Edward County Picton
 Pt Lt 8-9, Con Lakeside W.C.V. North Marysburg Taxes: \$3,000/2011
 SPIS: N -- Last Status: New

Farm	Fronting On: N	Rooms: 4+2
1 1/2 Storey	Acreage: 100+	Bedrooms: 2+2
Dir/Cross St: County Rd 8/Bongards Crossroad		Washrooms: 3
Lot: 0X0 Acres	Irreg:	1x3xGround, 1x3x2nd, 1x2xGround

MLS#: X2251248 Seller: The John H. Murphy Family Trust Contact After Exp: N Occup: Owner
 Open House: From: To: DOM: 10 Holdover: 90 Possession: Tbd
 Open House Notes: PIN#:

Kitchens: 1 Fam Rm: Y Basement: Part Bsmt Fireplace/Stv: Y Central Vac: Heat: Oil Baseboard A/C: Other Apx Age: Apx Sqft: 1500-2000 Assessment: Addl Mo Fee: Elev/Lift: Laundry Lev: Phys Hdcap-Equip:	Exterior: Alum Siding Stone Drive: Private GarType/Spaces: None/0 Parking Spaces: 2 UFFI: Pool: None Waterfront Energy Cert: Cert Level: GreenPIS:	Zoning: Cable TV: A Hydro: A Gas: A Phone: A Water: Well Water Supply: Drilled Well Sewers: Septic Spec Desig: Unknown Farm/Agr: Mixed Use Waterfront: Direct Retirement: Barn
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# Room	Level	Dimensions (ft)
1 Dining	Ground	14.99 x 14.99
2 Living	Ground	16.01 x 14.99
3 Kitchen	Ground	10.01 x 10.01
4 Other	Ground	12.99 x 6.99
5 Br	2nd	16.01 x 10.99
6 2nd Br	2nd	8.01 x 10.01

Remarks For Clients: Beautiful Waterfront Fruit Farm, Mixed Vegetables, Hard Wood Forest And Some Idle Land. Property Complies With Winery Zoning Bylaws. Over 2,000 Sf Home On A Very Productive 125 Acres. New Commercial Crystal Showroom/Store, Additional Store, Sugar Shack, Storage Barn And Parking. 3 Acres Of Waterfront Adjacent To The Areas Most Famous Vineyard And Restaurant. Historic Barn And Fully Functional Staff Bunk House For 16.

Mortgage Comments:

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 350 Burnhamthorpe Rd W #602, Mississauga L5B3J1
 JOSEPH CIANFARANI, Salesperson 905-625-5020

Contract Date: 12/2/2011	Condition:	Appts:
Expiry Date: 6/2/2012	Cond Expiry:	Ad: Y
Last Update: 12/12/2011	CB Comm: 2.5%	Escape:
		Original \$: \$2,199,000

