



Heald Pond Farm

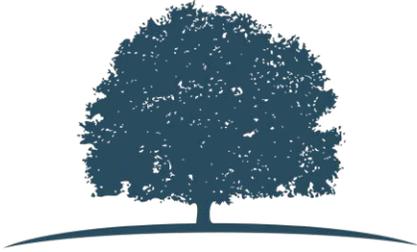
est. 1832

AG REAL ESTATE GROUP

THE **RE/MAX HALLMARK** COLLECTION

RE/MAX
HALLMARK FIRST GROUP REALTY LTD.
Brokerage, Independently Owned and Operated RAISING THE BAR

3327 County Rd 8, Prince Edward County, ON Canada



Heald Pond Farm

— est. 1832 —

Picturesque Heald Pond Farm is located in Waupoos (Ojibwe for Rabbit) is one of the oldest United Empire Loyalist Settlement areas of Prince Edward County (PEC) with a deep history dating back to the 1700s. In 1801, the Crown granted the land to Nathan Heald in what was then Upper Canada.

Today, the farm consists of 115 Acres, a 4000 sq ft main house, a 3 car detached garage with above 1300+ sq ft, a year-round 2 bedroom guest suite, in-ground pool, 2 spring-fed ponds, 75 acres of farmable land, and plenty of mature woods. With cathedral ceilings capped with a belvedere/cupola, the great room includes seven windows, a grand wood-burning fireplace with a restored mantelpiece, created in 1875 using stone from the property.

A large wrap-around deck, an elegant custom country kitchen designed by DoveTail Woodcraft, 3 wood-burning fireplaces, in-floor radiant heating with restored and exposed pine beams throughout the home; this house combines 1830's architecture with modern-day upgrades.

Local amenities such as wineries, orchards, fine dining, spas, art galleries, and boutique shopping are just a short distance away!

Listing Price

\$2,020,000





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Listing Brokerage

RE/MAX Hallmark First Group Realty Ltd.

Listing Agent

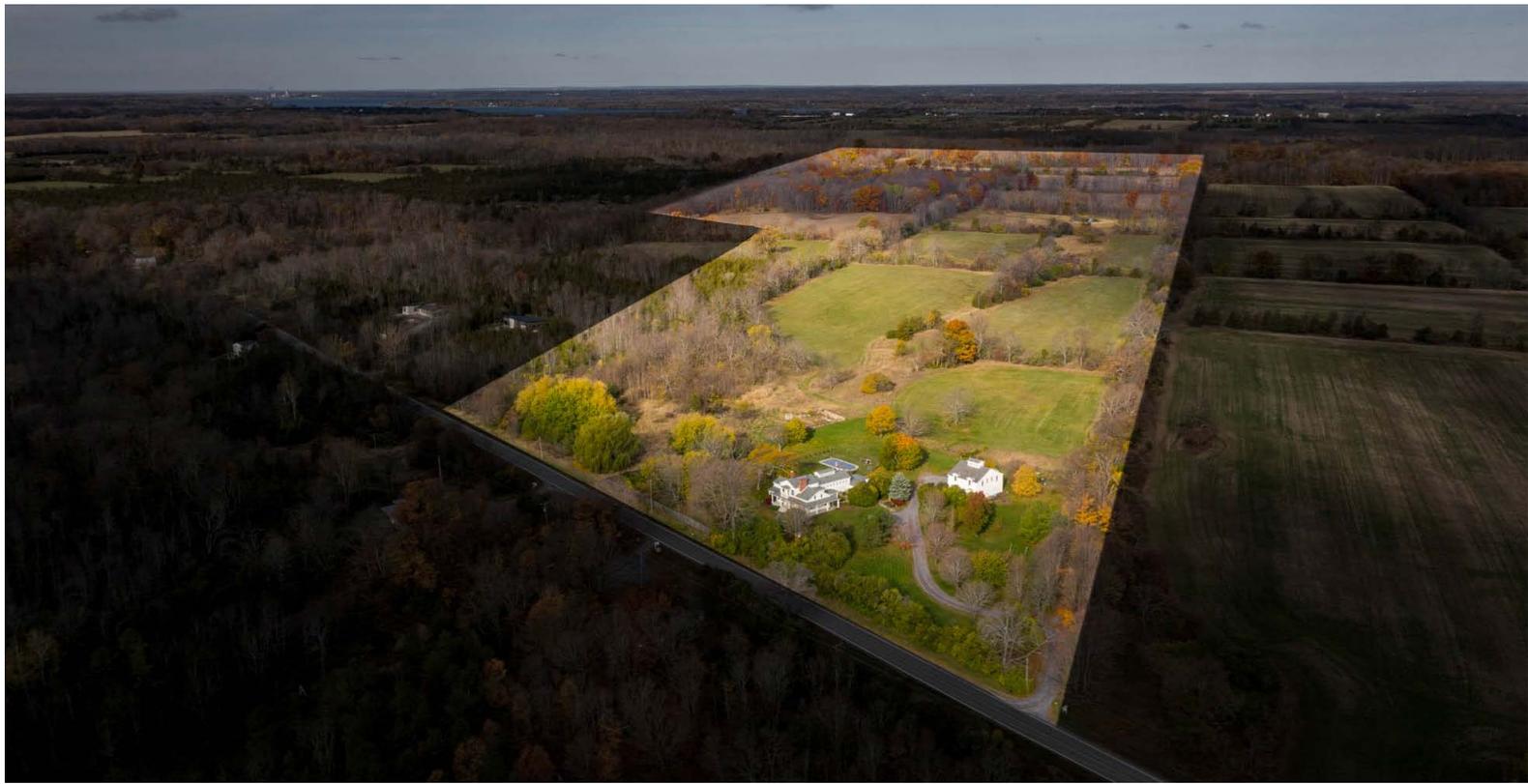
Alexandra Grant

Lead Agent | AG Real Estate Group

info@agrealestategroup.ca | 613-922-1918



the property



115 Acres of historic Prince Edward County land, of which 75 Acres is farm grade land. The property is adorned with two natural spring ponds, beautiful wooded areas, and landscaping.

Address

3327 County Rd 8, Prince Edward County, ON

Lot Size: 115.60 acres

Lot Shape: Irregular

Zoning: RU3

Survey: Boundary/1991

Assess Val/Year: \$921,000/2020

Taxes: \$6723.80/2020

Topography: Flat, Open Space, Partially Spaced, Sloping, Wooded/Trees

Fronting On: South

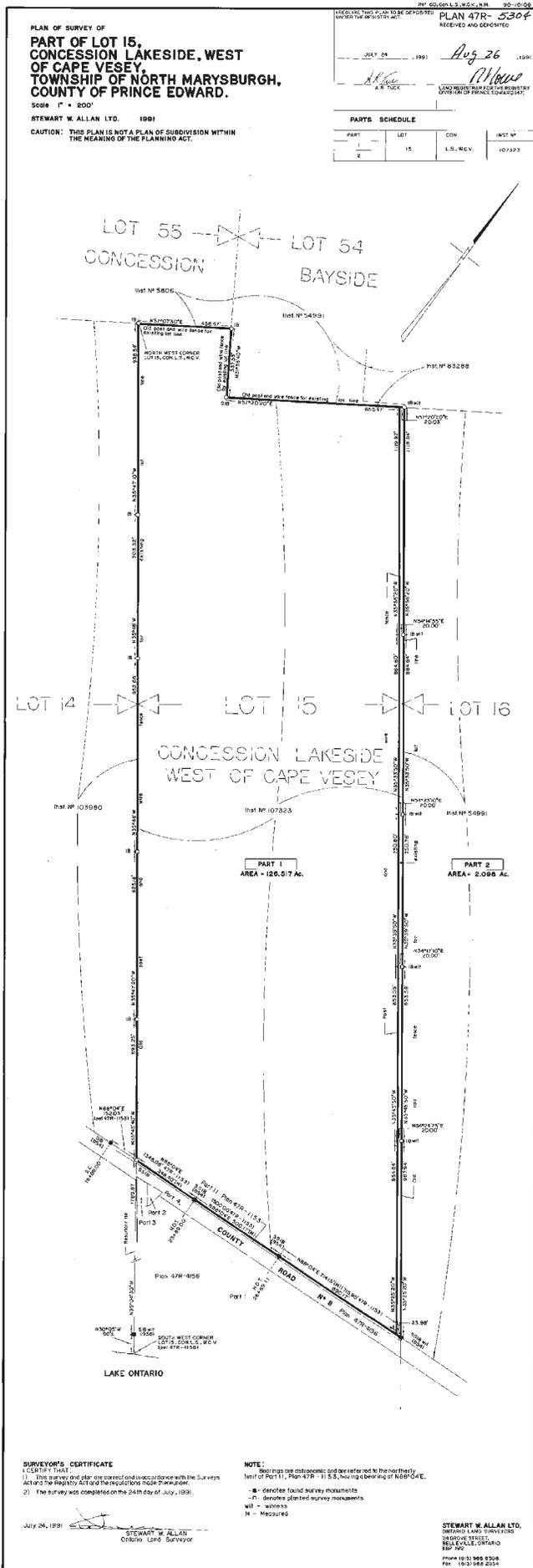
Lot Front: 1,038.70

Property Access: Municipal Road, Year-round

Restrictions: Environmentally Protected

Possession/Date: Other/After completion of Probate





Current image from GeoWarehouse.ca
 31/10/2020

Property severances have been made since this survey date. Please see image on right for current.





This custom original United Empire Loyalist Settler home was built in the 1830s with a new rear addition built in 1998. Much of the house retains its original architectural features and character.

Address

3327 County Rd 8, Prince Edward County, ON

Year/Desc/Source: 1832/Estimate/Town Records

Sq Ft: 4,285

Beds/Baths: 3 + Den/4

Construction Material: Wood

Foundation: Stone, Slab, Concrete Block, Poured Concrete

Roof: Asphalt Shingle

Replaced: approx. 4-5 years ago (estimate)

View: Clear, Gardens

Fronting On: South

Water Source: Drilled well, Dug well

Water Treatment: UV System, Water Softener

Plumbing Age: 1992

Sewer: Septic

Parking Features: Detached Garage, Gravel Driveway, Private Triple + Driveway

Driveway Spaces: 10+

Garage Sp/Desc: 3/Indoor

Accessible Features: Ramps

Interior Feat: Ceiling Fans, Central Vacuum, Floor Drains, Guest Accommodations/In-law Capability,

Propane Tank, Main Level Laundry, Water Heater

Exterior Feat: Awnings, Balcony, Wrap around Deck/Enclosed, Lawn Sprinkler System

Basement: Unfinished/Crawl Space

Cooling: Central Air

Heating: Fireplace-Wood, Heat Pump, In-floor, Propane, Radiant

Electric Age: 1992 (last known update)

Furnace Age: 2014

Fireplace/#: Wood/3

Under Contract: Propane

Security Feature: Alarm

Inclusions: Central Vac, Dishwasher, Dryer, Garage Door Opener, Gas Stove, Microwave, Pool Equipment, Range Hood, Refrigerator, Stove, Washer,

Additional Inclusions: Awnings, Generac Generator, Lawn Irrigation System, Water Treatment Devices, Steel Door in Basement, B/I Kitchen TV, B/I Miele Oven

Exclusions: Personal Belongings inc furniture and artwork, Internet Tower (Property of Xplornet)

Services: Electricity, Garbage/Sanitary Collection, High Speed Internet, Recycling Pickup, Telephone



great room (19'6" x 29'3")



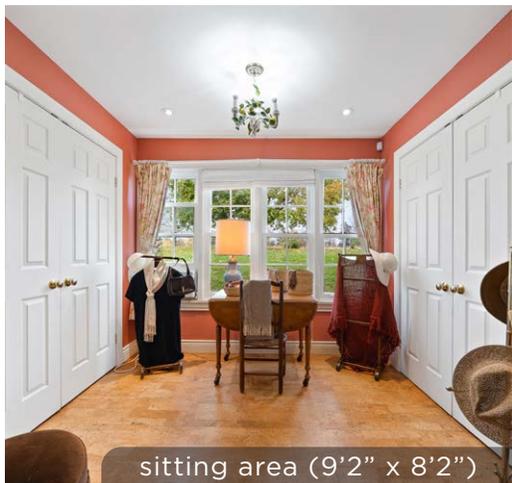
great room



master bedroom



sitting area (7'7" x 13'2")



sitting area (9'2" x 8'2")



bathroom (8'3" x 11'7")



sitting area (8'3" x 11'7")



kitchen



bathroom 7'9" x 7'9"



bedroom (16' x 20'3")



bathroom (7'10" x 6'4")



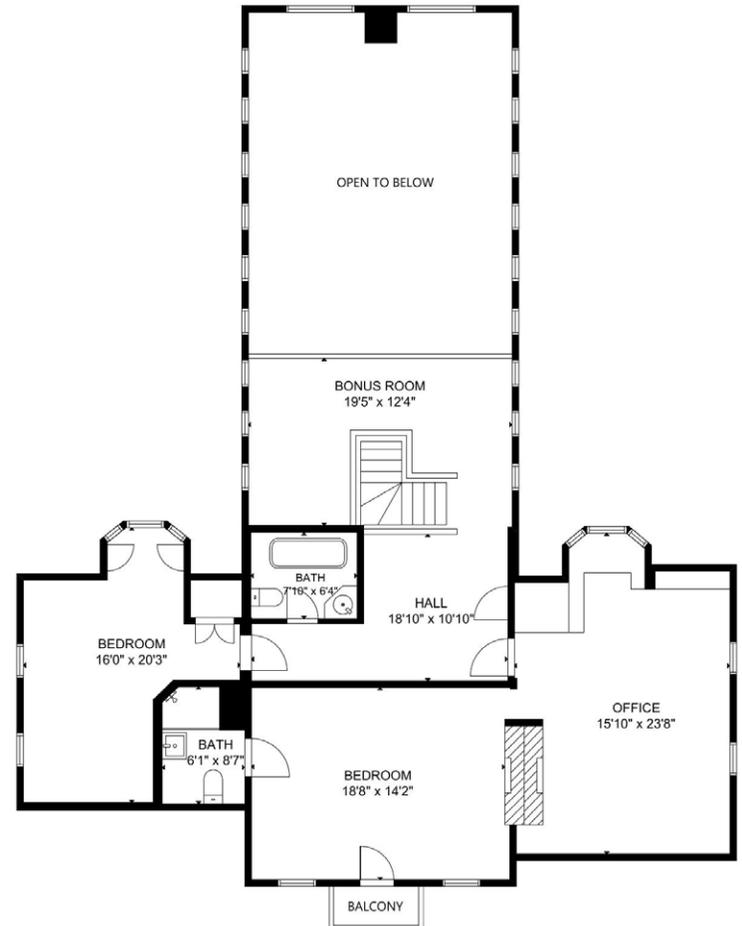
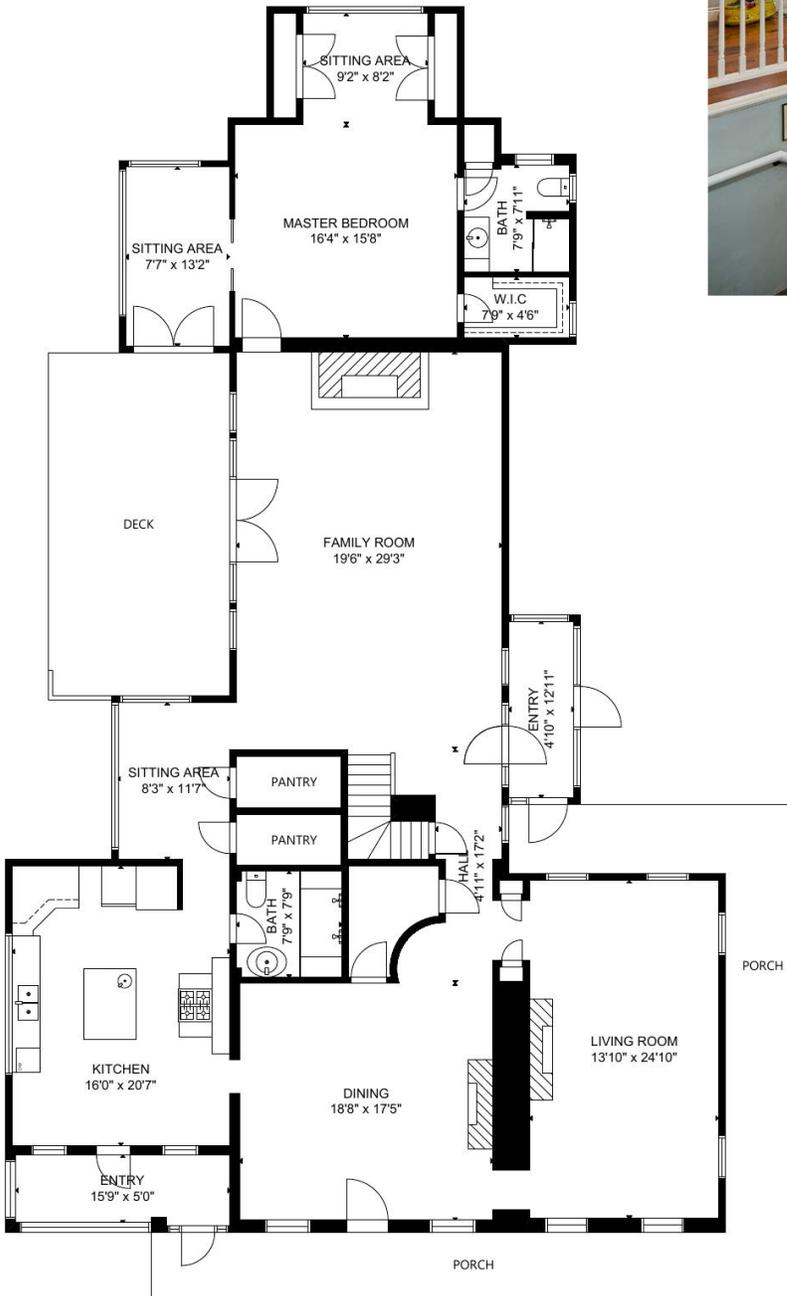
living room



office



bedroom (18'8" x 14'2")



GROSS INTERNAL AREA
 TOTAL: 4,240 sq ft
 FLOOR 1: 2,854 sq ft, FLOOR 2: 1,386 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GROSS INTERNAL AREA
 TOTAL: 4,240 sq ft
 FLOOR 1: 2,854 sq ft, FLOOR 2: 1,386 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



This newer built 3-car garage comes with spacious living quarters above. Up the stairs you will find a large common area with high ceilings and French doors and a Juliet balcony. This year-round living space has two bedrooms and a bathroom perfect for visiting family or friends!

Address

3327 County Rd 8, Prince Edward County

Year: 2003

Beds/Baths: 2/1

SqFt: 1,296

Construction Material: Wood

Foundation: Poured Concrete

Roof: Asphalt Shingle

Water Source: Dug Well

Water Treatment: UV System, Water Softener (through main home)

Plumbing Age: 2003

Sewer: Septic

Heating: Propane Forced Air Furnace

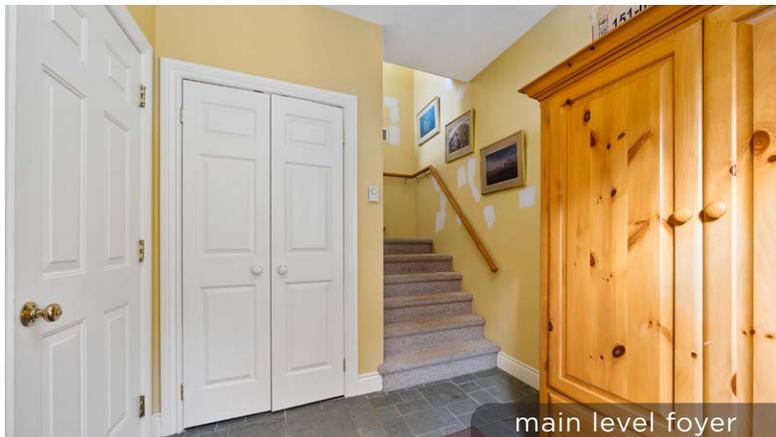
Furnace Age: 2003

Cooling: None

Electric Age: 2003

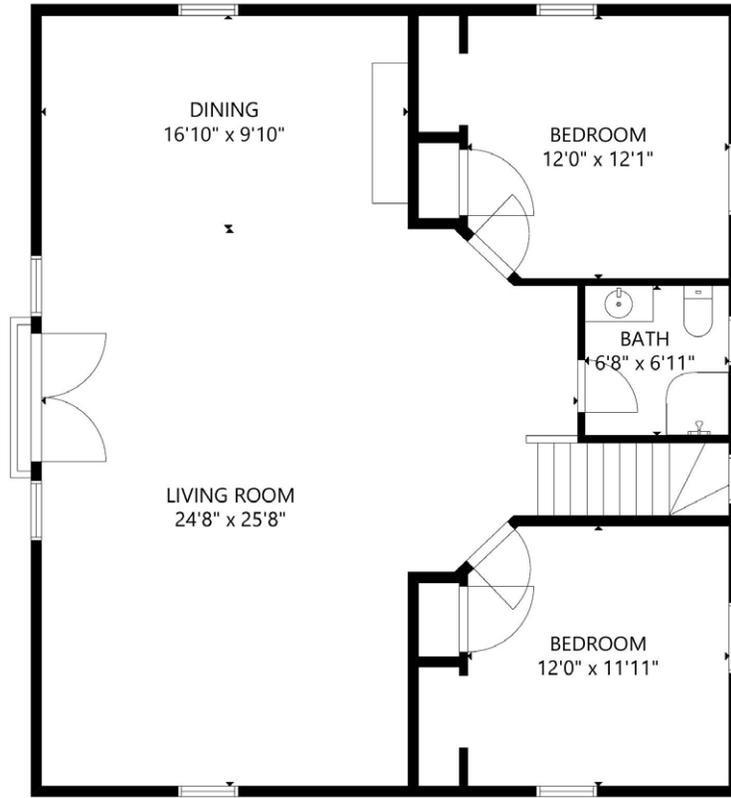
Inclusions: Garage Door Opener, Microwave

Exclusions: Personal Belongings inc furniture and artwork



main level foyer





GROSS INTERNAL AREA
 TOTAL: 1,402 sq ft
 FLOOR 1: 281 sq ft, FLOOR 2: 1,121 sq ft
 GARAGE: 812 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

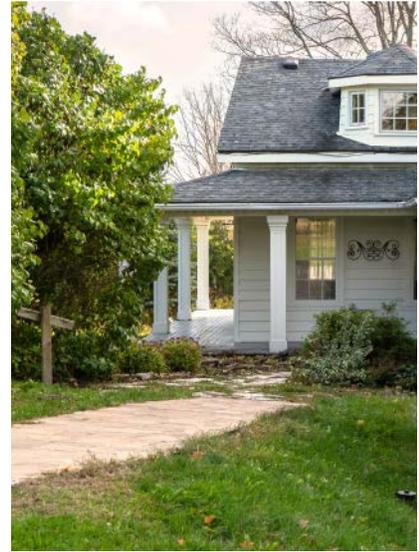


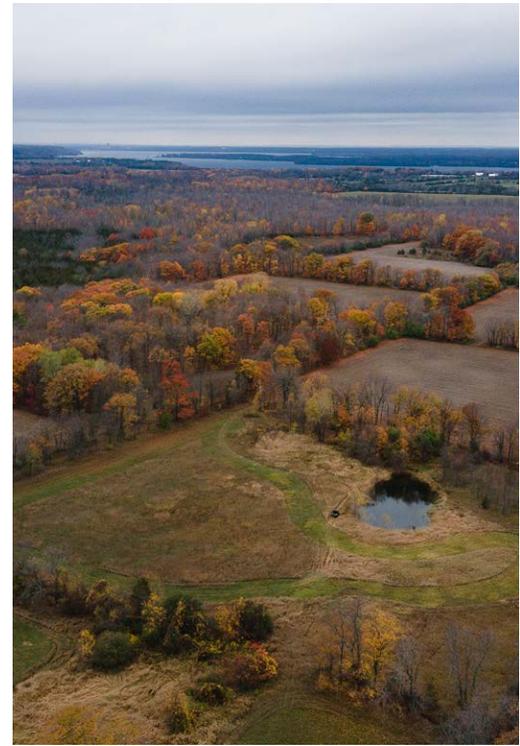
bedroom (12' x 12'1")



bedroom (12' x 11'11")

additional images





west facing



Waupoos draws its name from the Mississauga First Nation's Chief Waupoos (whose name is derived from the Ojibwe waabooz, meaning "rabbit").

During and after the American Revolution Waupoos became a key landing spot and re-settlement zone for Americans that remained loyal to the Crown (the United Empire Loyalists).

Fast forward to the present day, Waupoos is also the place where The County's wineries first took root. Ed Neuser and Rita Kaimin are credited with kicking off what has become an internationally recognized wine industry when they started the Waupoos Winery in 1993 - the first winery in PEC.

Waupoos is one of many small communities that were originally called "Fifth Town," now the namesake of the local cheesemakers. Throughout this arm of Prince Edward County, you'll find stunning lake views with crystal clear shallow waters that mimic those of a Caribbean island.





3327 Prince Edward County Road 8

Elizabeth Lowe <ELowe@quinteconservation.ca>
To: Alexandra Grant <pecreator@gmail.com>

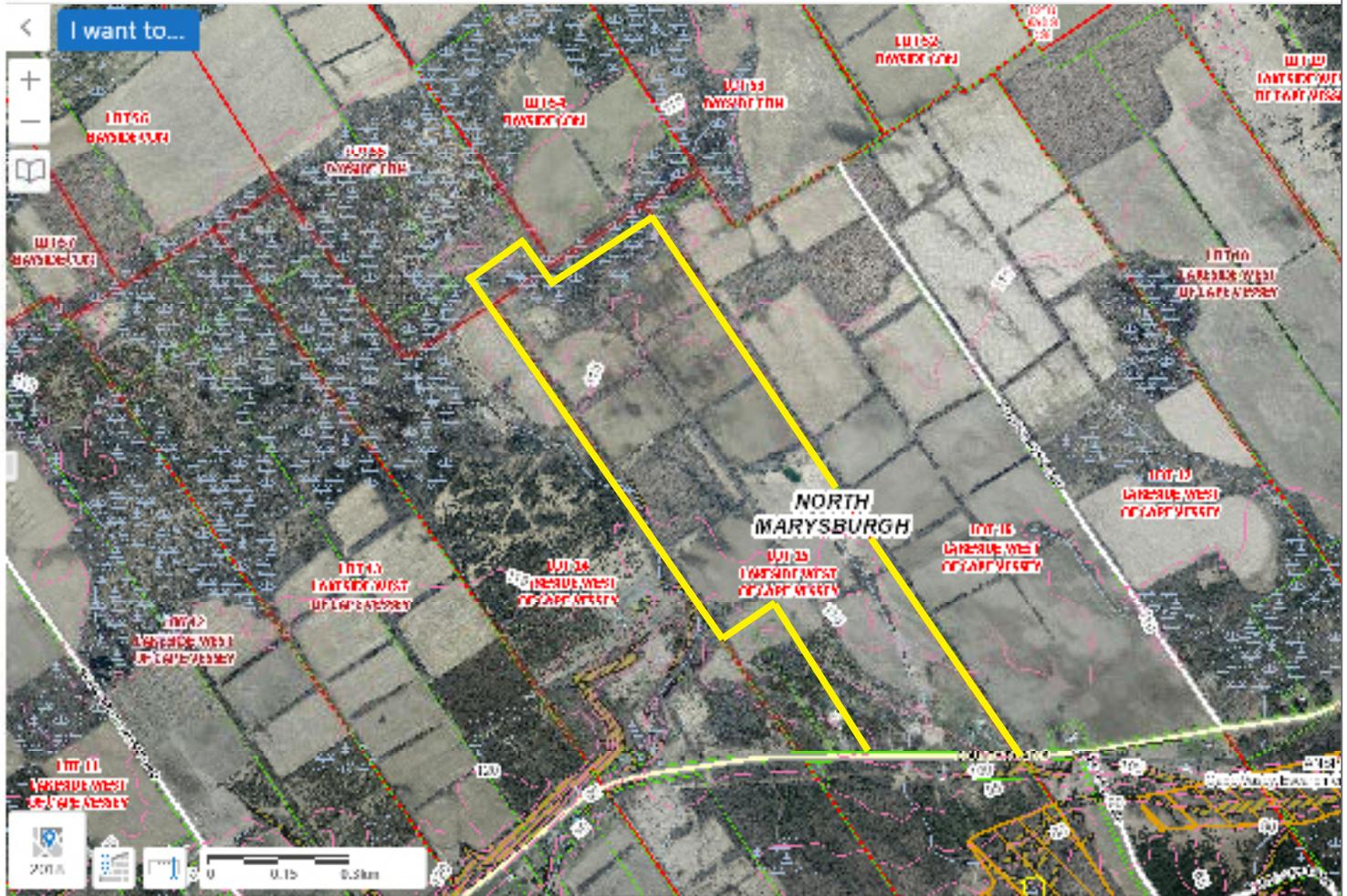
Hi Alex,

This office regulates two features on this property:

1. The unnamed wetland (approximate location shown in small blue plants). A permit will be required from this office for any development within 120meters of the wetland boundary development setback will be enforced by this office. There appears to be other pockets of wetland present on this property that do not appear on the wetland layer, a [Site Visit Request](#) could determine where there could be additional wetlands and watercourse on this property
2. The unnamed watercourse (thin blue line). A permit will be required from this office for any development within 45meters of the seasonal high water mark and/or top of bank (whichever is greater) of the unnamed watercourse. This office will enforce a 30meter development setback from the seasonal high water mark and/or top of bank (whichever is greater) of the unnamed watercourse.

Thank you,

-Beth



[Quoted text hidden]

SECTION 31 ENVIRONMENTAL PROTECTION (EP) ZONE

No person shall within any Environmental Protection (EP) Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions.

31.1 PERMITTED NON-RESIDENTIAL USES

31.1.1 Conservation uses including low impact activities connected with the conservation of soil and wildlife and buildings and structures related to functions / uses of the Conservation Authority.

31.1.2 forestry

31.1.3 agricultural uses, excluding new buildings or structures

31.1.4 flood, sedimentation and erosion control uses and structures as approved by Quinte Conservation.

31.1.5 Sustainable resource management uses such as fishing, hunting and wildlife viewing and facilities and structures which are accessory to these uses, including board walks, duck blinds and fish huts.

31.1.6 docks and boathouses in accordance with the provisions of Section 4.1.6 of this By-law

31.2 PERMITTED RESIDENTIAL USES

31.2.1 residential uses are prohibited

31.3 REGULATIONS FOR PERMITTED USES

31.3.1 No minimum area, or frontage shall be required for any lot

31.3.2 Docks and boathouses shall only be permitted with written approval from the Conservation Authority.

31.3.3 Maximum Lot Coverage 35%

31.3.4 Minimum Landscaped Open Space 35%

31.3.5 Maximum Height of Buildings 10 m (32.8 ft.)

31.3.6 The placing or removal of fill, site grading, or in any way altering the contours of the ground, including driveway construction of any kind, whether originating on the site or elsewhere, is prohibited, unless prior written approval has been received from the Conservation Authority.

31.4 GENERAL ZONE PROVISIONS AND PARKING, DRIVEWAY AND LOADING PROVISIONS

All provisions of Section 4, General Provisions and Section 5, Parking, Driveway and Loading Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Environmental Protection (EP) Zone shall apply and be complied with.

31.5 SPECIAL ENVIRONMENTAL PROTECTION (EP) ZONES

Except as specifically exempted or varied with the following special zones, all other requirements of this By-law shall apply.

31.5.1 EP-1 Zone (Part of Lots 61 & 62, Concession 1, Ward of Ameliasburgh)

Notwithstanding any provisions of this By-law to the contrary, within the EP-1 Zone, the following provisions shall apply:

- i. Permitted uses shall be restricted to stormwater management uses as outlined in the approved stormwater management plan for subdivision 13-T-980002, including detention/retention areas reserved for the temporary ponding and/or treatment of stormwater. In addition, low impact private open space uses may be permitted.
- ii. Only those structures required for stormwater management purposes shall be permitted. All other buildings or structures (including, without limitations, dwellings, garages, septic systems, decks, fences, swimming pools, tool sheds, satellite dishes or play equipment) shall be prohibited.
- iii. The removal of vegetation, the planting of additional vegetation and/or the alteration of grades shall not be permitted without the prior written consent of Quinte Conservation and the County.

31.5.2 EP-2 Zone (Nuttys Lane, Part of Lot 2, Concession Lakeside North of Smith's Bay, Ward of North Harysburgh)

Notwithstanding any provisions of this By-law to the contrary, within the EP-2 Zone, the following provisions shall apply:

- i. The primary purpose of the EP-2 Zone is to maintain and protect the escarpment and existing vegetation on the slope.



GeoWarehouse Residential Detailed Report (Level 1)

Generated on 10/21/2020

| | |
|---|---|
| Property Address | 3327 COUNTY RD 8 |
| Roll Number | 1350701010111000000 |
| Legal Description | COM 1 LS WCV PT LOT 15 |
| Municipality | PRINCE EDWARD COUNTY |
| Property Code & Description | 291 - Land owned by a non-farmer improved with a non-farm residence with a portion being farmed |
| Structure Code & Description | 101 - DETACHED GARAGE 301 - SINGLE FAMILY DETACHED |
| 2020 Taxation Year Phased-In Assessment * | \$ 021,000 |
| Year Built | 2003 1878 |
| Basement Total Area (sq ft) | 938 |
| Basement Finished Area (sq ft) | 0 |
| Heating Type | FA - Forced Air |
| Air Conditioning | N |
| Garage Type | - |
| Garage Spaces | 2 |
| Frontage (ft) | 1084.04 |
| Depth (ft) | 0 |
| Site Area | 123.8 A |
| Zoning | RLJEP |
| Last Sale Date (yyyy/mm/dd) | 2014/08/05 |
| Last Sale Amount | \$ 1 |

NOTE: Under the Assessment Act a number of changes have been made to the property assessment system, which became effective in the 2009 property tax year. These changes include the introduction of a four-year assessment update and a phase-in of assessment increases. For more information regarding Assessment Updates, please visit www.mpac.ca. * Assessed Value is based on a January 1, 2016 Valuation Date. ** Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority on the 2020 Assessment Roll for the 2020 taxation year.

SECTION 9 RURAL 3 (RU3) ZONE

No person shall within any Rural 3 (RU3) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

9.1 PERMITTED RESIDENTIAL USES

- 9.1.1** one single detached dwelling
- 9.1.2** home business
- 9.1.3** rural home business
- 9.1.4** private home day care
- 9.1.5** bed and breakfast establishment
- 9.1.6** group home
- 9.1.7** uses, buildings and structures accessory to the foregoing permitted uses
- 9.1.8** accessory farm accommodation
- 9.1.9** one second unit or garden suite

9.2 PERMITTED NON-RESIDENTIAL USES

- 9.2.1** agriculture
- 9.2.2** commercial greenhouses
- 9.2.3** conservation area including low impact outdoor recreation activities, nature study and wildlife areas, or other similar use as provides for the preservation of the natural environment
- 9.2.4** equestrian centre
- 9.2.5** farm
- 9.2.6** farm produce outlet
- 9.2.7** forestry and reforestation
- 9.2.8** garden nursery sales and supply establishment
- 9.2.9** kennel

- 9.2.10** wayside pit and wayside quarry, in accordance with provisions of Section 4.21 of this By-law
- 9.2.11** maximum of two windmills in accordance with the provisions of Section 4.33 of this By-law
- 9.2.12** outdoor furnace in accordance with the provisions of Section 4.32 of this By-law
- 9.2.13** public uses or utilities in accordance with the provisions of Section 4.23 of this By-law
- 9.2.14** uses, buildings and structures accessory to the foregoing permitted non-residential uses
- 9.2.15** farm winery (Amending By-law No. 2433-2009)
- 9.2.16** mobile restaurant (Amending By-law No. 3064-2012)

**9.3 REGULATIONS FOR PERMITTED USES
 (Amending By-law No. 2336-2008)**

| | | |
|---------------|---|---------------------------------------|
| 9.3.1 | Minimum Lot Area | 34 ha (84 ac.) |
| 9.3.2 | Minimum Lot Frontage | 90 m (295 ft.) |
| 9.3.3 | Minimum Front Yard | 1.5 m (50 ft.) |
| 9.3.4 | Minimum Exterior Side Yard | 1.5 m (50 ft.) |
| 9.3.5 | Minimum Interior Side Yard | 7.5 m (25 ft.) |
| 9.3.6 | Minimum Rear Yard | 1.5 m (50 ft.) |
| 9.3.7 | Maximum Lot Coverage (all buildings and structures) | 10 % |
| 9.3.8 | Minimum Landscaped Open Space | 30 % |
| 9.3.9 | Maximum Height of Buildings | 10 m (33 ft.) |
| 9.3.10 | Maximum Number of Dwelling Units Per Lot | 2 |
| 9.3.11 | Minimum Dwelling Unit Area Requirement | 90 m² (970 sq. ft.) |
| 9.3.12 | Maximum Number of Accessory Farm Accommodation Units | 3 |

HOME INSPECTION SERVICES

Residential • Commercial • Farm Properties
Septics • Wells & Potable Water • Consulting Services

RR#3, Stirling, ON K0K 3E0
homeinspection@maxicom.net

613-395-1100 Office
613-442-5332 Cell

Well Report

Date / Time Jan 8 / 13

Property Address 3327 CR 8

Town/Prov/PC Prince Edward ON 911 # 3327

Description of Well and Water Supply System
Dug well with jet pump.

Depth of Well 9'

Volume of Water in Well 9'

Static Level 0

Pump Rate / 1 Minute 5gpm

Pump Rate / 60 Minutes 300 gallon test

Well Recovery Rate / 1 Minute 5gpm

This well report described above, located at the address on this form, covers the aforementioned water system at the time of this inspection. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed anytime after this inspection.

Base Fee \$ Homepdy
Tax GST \$ Homepdy
Total Fee \$ Homepdy HST #82973 8616 RT0001

Inspector - Bernie Hennessy License #12240

Signed [Signature] Dated Jan 18 / 13

* Dug wells are seasonally affected
- whole in lid must be sealed.

HOME INSPECTION SERVICES

Residential • Commercial • Farm Properties
 Septics • Wells & Potable Water • Consulting Services

RR#3, Stirling, ON K0K 3E0
 homeinspection@naxiccm.net

613-395-1100 Office
 613-442-5332 Cell

SEPTIC INSPECTION REPORT

Property Information

Client Name: John Herndon
 Property Address: 3327 CRB
 Town/Prov/PC: Prince Edward 911 # 3327

Septic Information

Date of Inspection: Jan 18 / 13 Weather Conditions: clear
 Age of House: 100+ Age of System: 20'
 Is the system the Original System? no
 How many bedrooms? 3 # Occupants: unknown
 Where is grey water discharging? into system
 Is the grey water discharge allowed with this system / local requirements? yes
 Explain: _____

Is this house Occupied or Vacant? _____

Type of System: Septic Tank Type of Drainage Area: Leaching Field
 Septic Tank w/Pump Sand Mound
 Caspooil Seepage Pit(s)
 Other Other
 If other Describe: _____ If other Describe: _____

SYSTEM FUNCTION Needs to be Pumped Acceptable (no repairs necessary)
 Complete System Replacement Needs Repairs
 Further Exploratory Work Needed
 Explain: _____

Septic Tank: Acceptable Unacceptable Explain: _____

How many septic tanks: 1

How many drain fields or drainage area? 1 Explain: _____

Water Level: Acceptable Below Outlet High

Did the water level rise? Slightly Explain: _____

Sludge Level: Acceptable High

Sludge Level (Inches): NONE

SEPTIC INSPECTION REPORT Continued

Inlet Tee Acceptable Unacceptable Explain: _____
 Outlet Tee Acceptable Unacceptable Explain: _____
 Baffle Wall Acceptable Unacceptable Explain: _____
 Lid Acceptable Unacceptable Explain: _____
 Drain Field Acceptable Unacceptable Explain: _____

Was the Field Probed? yes If No, Explain: _____
 Was it Saturated? no

Is the system/drain field adequate for the size of the home? yes

Does the septic tank still require pumping right now? no

Did the water level rise during your stress test (inside the tank)? slightly
 Explain: _____

Did any water drain back into the tank from the drain field after pumping, indicating possible problem? NO
 Explain: _____

Approximately how much water was flushed through the system to test the drainage area? Gallons: 200
 (Be sure to drain enough water through this system to adequately inspect (MUST ENTER THE HOME))
 Explain: _____

If repairs are necessary, should the owner call an installer? NO
 Explain: _____

Did you inspect the interior of the home, including the septic line in the basement? yes
 Explain: _____

Inspected by: B Hennessey Inspection Date: Jan 18 13

Inspection Company: Home Inspection Services

Certification #: 39787 Is a certification a requirement? yes

SYSTEM LOCATION:

Is the distance between the well casing and leach field acceptable according to local standards? yes
 Explain: _____

Approximate distance from home? 5' Approximated distance from septic to well 100'

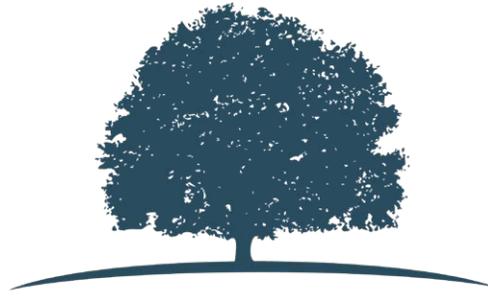
It must be noted that any system can fail for numerous reasons. Having said this the system worked properly the day of inspection.

Base Fee \$ Home Inspection
 Tax GST \$ _____
 Total Fee \$ _____
 HST #82973 8616 RT0001

Certified Inspector - Bernie Hennessey BCIN License #39787

Signed [Signature] Dated Jan 18/13





Heald Pond Farm

— est. 1832 —



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