



Price Status **\$549,900**
Selling Price
SPrice

MLS # 7178646
 PID # 763755
 PID #3
 PID #2
 PID #4
 D H M I

Legal Desc
Address 7910 CAVENDISH Road
Community North Rustico PE C0A 1X0

District
Approx Total Acres 2.31
Lot Size 2.31
Square Footage (MLA) 4,000
Total Fin SqFt (TLA) 4,000
Outside Dimensions
Building Dimensions
Interior Photos Allowed Yes

Waterfront No
Zoning R/C
Water Type
Water Meas/Units
Water Frontage
Water Access/View View: Ocean

Virt Tour URL
List Date 5/23/2016
Acceptance Date
Firm Date
Closing Date
Possession NEG

Property Overview Prince Edward Island, Atlantic Canada, Bed & Breakfast for sale. Adjacent to Cavendish National Park. In just a few short minutes you can be strolling one of Canada's top ten beaches or golfing on an award-winning course. A lively summer atmosphere offers lots of, dining options, festivals, theater, shopping, fishing, history and much more. Off season enjoy quiet out door activities, your own tropical indoor pool and the convenience of being part of an active and friendly fishing village community. This property has undergone over \$250,000 in upgrades and additions in the past 5 years. The new 1,300 square foot pool room, lagoon shaped saltwater pool and commercial grade ventilation system which maintains the pool at a tropical 87 degrees year-round, is a must see. A totally remodeled kitchen offers loads of counters and well planned storage space. The kitchen is designed to Health department specifications and includes 4 separate sinks and room for multiple appliances. Bathrooms, plumbing and heating systems have also been upgraded as well as several cosmetic upgrades. 6 elegant guest rooms with en-suite are located on the second floor separate from the owner's quarters, providing for lots of privacy. This property also

Type Other
Sub-Type Motel/Hotel, Other, Recreational,
Sale/Lease For Sale Only
Title to Land Freehold
Property Size 1 to 2.99 Acres
Site Influences

Heat/Cool Baseboard
Fuel Type Oil, Wood
Fire Protect. Other Fire Protection
Utilities Cable, Electrical, Septic, Telephone, Well
Rental Equip Propane Tank
Documents Deed, Legal Description

Bldg Features Outside Storage, Other
Driveway/Pkg Multi, Paved
Construction Concrete
Bldg Amenities Indoor Pool, Laundry Facilities, Living Accommodations, Public Washrooms, Ventilation System
Roof Asphalt Shingle
Flooring Wood, Other

Inclusions Contents negotiable.
Exclusions
Instructions to Members

Floors 2
Rental Income Yes
Building Age 41 **Yr Built** 1975
Year Built Unknown

HST HST over and above the purchase price
Lockbox No **Sign** Yes
Lockbox Location
PDS Yes

Garage Yes
Details Yes
Parking Y
Details Yes

#	RENTAL TYPE	NET RENTABLE	RENTAL RATE	OCCUPANT	LEASE EXPIRY
1					
2					
3					
4					
5					
6					

WHO PAYS:
Heating Owner
Electric Owner
Interior Maint Owner
Property Taxes Owner
Water Owner
Exterior Maint Owner
Business Taxes Owner
Insurance Owner
Structural Maint Owner
Gross Revenue
Total Expense
Net Income
Lease Type

Seller 1 Name DOLCIE & PAM GRAHAM
Seller 2 Name CAROLE LACHAPELLE
Listing Office CENTURY 21 NORTHUMBERLAND REALTY - 902-436-2265
List Member 1 MICHAEL POCZYNEK - Main: 902-626-6912
List Member 2
List Member 3
Selling Office
Selling Member

Acceptance Date **Firm Date** **Closing Date** **Co-Opg Brk Comp** 3%

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.