

## STANDARD



<b>Listing Status</b>	ACTIVE	<b>Picture Count</b>	31
<b>MLS #</b>	201825684		
<b>Class</b>	Residential		
<b>Type</b>	Single Family		
<b>Style</b>	Detached		
<b>PID #</b>	913061		
<b>Listing Price</b>	\$389,900		
<b>Original Price</b>	\$389,900		
<b>Address</b>	1473 Bungay Road		
<b>Community</b>	Wheatley River		
<b>Region</b>	North & South Shore		
<b>Province</b>	PE		
<b>Postal Code</b>	C0A 1N0		
<b>Building</b>	30x38 (x2) +		
<b>Dimensions</b>	32x38		
<b>Lot Size</b>	.61		
<b>Approx Total Acres</b>	0.61		



## PROPERTY OVERVIEW

**Property Overview** Welcome to your new completely renovated Hunter River, Prince Edward Island country home located in an idyllic community with all the amenities and only 12-13 minutes from the Capital City of Charlottetown with easy access to the airport, Summerside, and the Confederation Bridge. Your new home comes with an above ground pool, a treehouse wired for sound, electricity, and Internet, an \$80K+ sunroom, and a 1200 square foot quadruple garage that is 30x40 feet with a 10-foot ceiling complete with generator hook-up. I know where I would be hanging out. All this completely developed and finished by PEI's finest finish carpenter and cabinet maker. This home is in an ideal location and offers phenomenal panoramic rolling country hills views from every window in the house. The very large open concept kitchen offers tons of space for cooking and baking and looks out at a deluxe thermally isolated sunroom professionally installed and used as a showpiece for the installer. You will be amazed. You even have a large 70 foot tall tree /hedgerow to grant you complete protection and privacy to the north. Other touches include over \$10,000 worth of ceramic tile work in 2012, a \$47,000 kitchen, an \$84,000 sunroom that is 87% heat/cool efficient, in-floor heating in areas, high-end Viessmann \$13,000 boiler, granite counter tops, hardwood floors, 2 person Jacuzzi tub with electric fireplace, woodstove, with newer stainless steel liner, large windows for cross breeze, crown mouldings, and the house is completely insulated inside for sound proofing including the use of double drywall. Wow! 24 HOUR A DAY OPEN HOUSE ON VIDEO! Click on the Multimedia Link to view the YouTube video, many more photos, and aerial photographs. Be sure to subscribe!

## SHOWING INSTRUCTIONS

**Showing Instructions** TEXT Michael Poczynek at 902-626-6912

## GENERAL INFORMATION

<b>Possession</b>	Neg
<b>Assessment</b>	\$183,100
<b>Assessment Year</b>	2018
<b>Tax Amount</b>	2121
<b>Tax Year</b>	2018
<b>HST</b>	Exempt from HST
<b>HST (NSAR)</b>	Exempt from HST
<b>Sign</b>	Yes
<b>Road</b>	Public
<b>Lockbox</b>	Yes
<b>PDS Completed</b>	Yes
<b>Restr/Prot Covenants</b>	No
<b>Rental Income</b>	No
<b>Garage</b>	Yes
<b>Building Age</b>	40
<b>For Sale / For Rent</b>	For Sale
<b>Expiry Date</b>	10/23/2019
<b>Include in DDF</b>	Yes
<b>Virt Tour Pub Site Access</b>	Yes
<b>Occupancy</b>	Owner
<b>Listing Member1 CREA ID</b>	1074546
<b>Listing Office1 CREA ID</b>	1238332
<b>Sold Price per SqFt</b>	0
<b>Master On Main Floor?</b>	No
<b>Zoning</b>	Res
<b>Seller 1 Name</b>	Karla Waite

Geocode Quality	Exact Match
IDX Include	Y
DDF Linkback URL	<a href="https://michaelshomes.com/">https://michaelshomes.com/</a>
Input Date	10/24/2018 2:55 PM
Update Date	10/31/2018
HotSheet Date	10/24/2018
Input Date	10/24/2018 2:55 PM
Publish Addr to Pub Sites	Yes
Subject to SOBP	No

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**GARAGE DETAILS**

Garage Details Quad garage 1200 sq ft 30x40x10' H Insulated

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**PARKING DETAILS**

Parking Details Driveway

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**INCLUSIONS**

Inclusions Neg

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**EXCLUSIONS**

Exclusions Shed

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**WATERFRONT**

Waterfront No

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**ROOMS AND THEIR SIZES**

# Above Grade Bedrooms	5
# Below Grade Bedrooms	0
Full Baths	2
Half Baths	0
Room 1 Dimensions	17x14.7
Room 1 Level	Main Floor
Room 1 Type	Kitchen
Room 2 Dimensions	16.7x13.10
Room 2 Level	Main Floor
Room 2 Type	Sun Room
Room 3 Dimensions	17x13.8
Room 3 Level	Main Floor
Room 3 Type	Dining Room
Room 4 Dimensions	7.7x13.8
Room 4 Level	Main Floor
Room 4 Type	Laundry
Room 5 Dimensions	16.1x11.8
Room 5 Level	Main Floor
Room 5 Type	Bedroom
Room 6 Dimensions	13.2x17.1
Room 6 Level	2nd Level
Room 6 Type	Bedroom
Room 7 Dimensions	13.2x12.4
Room 7 Level	2nd Level
Room 7 Type	Bedroom
Room 8 Dimensions	14.8x15.6
Room 8 Level	2nd Level
Room 8 Type	Bath 1
Room 9 Dimensions	14.8x15.6
Room 9 Level	2nd Level
Room 9 Type	Master Bedroom
Room 10 Dimensions	12.6x10.7
Room 10 Level	2nd Level
Room 10 Type	Bedroom
Room 11 Dimensions	28.9x21.2
Room 11 Level	Lower Level
Room 11 Type	Rec Room
Room 12 Dimensions	7x17.1
Room 12 Level	Lower Level
Room 12 Type	Utility
Room 13 Dimensions	8.8x16.8
Room 13 Level	Lower Level
Room 13 Type	OTHER
Room 14 Dimensions	6.4x19
Room 14 Level	Lower Level

**FEATURES****BUILDING STYLE**

2 Storey

**PROPERTY SIZE**

0.5 to 0.99 Acres

**BASEMENT**

Full

Fully Developed

**FOUNDATION**

Concrete

**EXTERIOR FINISH**

Vinyl

**ROOF**

Asphalt Shingle

**FLOORING**

Ceramic

Hardwood

Softwood

**HEATING/COOING TYPE**

Forced Air

In Floor

Radiant

**FUEL TYPE**

Electric

Propane

Wood

**WATER SOURCE**

Well

**SEWAGE DISPOSAL**

Septic

**UTILITIES**

Cable

Electricity

High Speed Internet

Telephone

**GARAGE**

Detached

Double

Wired

**DRIVEWAY/PARKING**

Other

**FEATURES**

Above Ground Pool

Air Exchanger

Ensuite Bath

Water Jet Tub

Wood Stove(s)

**APPLIANCES INCLUDED**

Dishwasher

Microwave Rng Hd Combo

**RENTAL EQUIPMENT**

Propane Tank

**LAND FEATURES**

Cleared

Landscaped

**COMMUNITY FEATURES**

Park

Playground

Recreation Center

School Bus Service

Shopping

**LISTING MEMBER/OFFICE**

Listing Member 1 MICHAEL POCZYNEK - Main: 902-626-6912

Listing Office 1 CENTURY 21 NORTHUMBERLAND REALTY - 902-436-2265

Co-Opg Broker Comp 3%

**STATUS & DATES**

List Date 10/23/2018

Interior Photos Allowed Yes

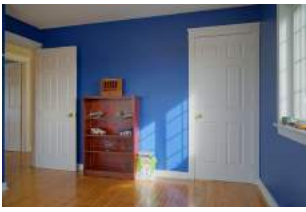
Virt Tour URL Virt Tour URL

Client Hit Count 18

Agent Hit Count 49

Days On Market 8

**PROPERTY SALE INFORMATION****ADDITIONAL PICTURES**



## **DISCLAIMER**

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.