

STANDARD



Listing Status	WITHDRAWN	Picture Count	31
MLS #	201914295		
Class	Residential		
Type	Cottage / Rec. Properties		
Style	Detached		
PID #	563718		
PID #2	437947		
Listing Price	\$199,900		
Original Price	\$199,900		
Address	298 Hebrides Lane		
Community	New London		
Region	North & South Shore		
Province	PE		
Postal Code	C0B 1M0		
Building Dimensions	26.3x30.3+9x8.4		
Lot Size	1.4		
Approx Total Acres	1.40		



PROPERTY OVERVIEW

Property Overview (Video) Welcome to your new PEI Waterfront Cottage that also comes with a large second waterfront building lot included in the price. Enjoy a view of the World Famous Cavendish National Park Sand Dunes. Your new dream cottage is open concept, is comfy cozy, and is perfect for entertaining. "The Hebrides of New London" is your family, kids, and pet-friendly prime north shore community. Your new summer fun cottage/beach house is located on two of the best buildings lots in the sub-division with spectacular panoramic water views. This superfamily gathering spot is in a great location with easy access to The Confederation Bridge, Cavendish (white sandy beaches), Summerside, Kensington, and Charlottetown. All contents, appliances, and furnishings are also negotiable. This cottage is meticulously maintained, and clean as a whistle. Here are just some of the highlights of this PEI dream beach home: Gorgeous water views from every window (bay, ocean, fishing boats, & wildlife), Sun rising over the dunes, Full moon reflecting on the water, Sitting on the deck watching herons and eagles feeding, friendly neighbors and access to a pool and 9 hole golf course, low maintenance living, kayaking, biking on trails meeting foxes and warblers along the way, close to the harbor, clean pink beaches, and water warm enough for swimming, Luscious strawberries from our local organic farmers, entertainment, concerts and theater within a short drive, restaurants, pizza & ice cream nearby. You will never have to cut your own grass either! Wow! 24 HOUR A DAY OPEN HOUSE ON VIDEO! Click on the Multimedia Link to view the YouTube video. Be sure to subscribe! 6/19/19: Pictures temporary & video to be uploaded soon.

SHOWING INSTRUCTIONS

Showing Instructions TEXT Michael Poczynsek at 902-626-6912

INSTRUCTIONS TO REALTORS

Instructions to Members Property taxes are non-resident. HOA fees include grass cutting and are approx. \$862.50 per year per lot for a total of \$1725./year. Hebrides website: <http://thehebrides.ca/> Restrictive covenants attached.

GENERAL INFORMATION

Possession	Neg
Assessment	\$168,000
Assessment Year	2019
Tax Amount	2753
Tax Year	2019
HST	Exempt from HST
Sign	Yes
Road	Private
Lockbox	Yes
PDS Completed	Yes
Restri/Prot Covenants	Yes
Rental Income	Potential
Garage	No
Building Age	35
For Sale / For Rent	For Sale
Expiry Date	6/12/2020
Include in DDF	Yes
Virt Tour Pub Site Access	Yes
Occupancy	Vacant
Sold As Is, Where Is	No
Price per SqFt	170

Association Prince Edward Island Real Estate Association
Lockbox Location Side Door
Off Market Date 6/21/2019
Geocode Quality Manually Placed Pin
IDX Include Y
City/Prov/PC New London PE C0B 1M0
Update Date 6/23/2019 8:40 AM
Status Date 6/21/2019
Price Date 6/18/2019
Add'l Virt Tour 1 URL Add'l Virt Tour 1 URL
Subject to SOBP No

Input Date 6/18/2019 8:09 AM
Update Date 6/23/2019
HotSheet Date 6/21/2019
Input Date 6/18/2019 8:09 AM
Add'l Virt Tour 2 URL Add'l Virt Tour 2 URL
Publish Addr to Pub Sites Yes

INCLUSIONS

Inclusions Neg

EXCLUSIONS

Exclusions Neg

WATERFRONT

Waterfront Yes

ROOMS AND THEIR SIZES

# Above Grade Bedrooms	3	Number of Bedrooms	3
# Below Grade Bedrooms	0	Total Baths	2
Full Baths	1		
Half Baths	1		
Room 1 Dimensions	12x9.8		
Room 1 Level	Main Floor		
Room 1 Type	Kitchen		
Room 2 Dimensions	14.5x25.4		
Room 2 Level	Main Floor		
Room 2 Type	Living Room		
Room 3 Dimensions	Combined		
Room 3 Level	Main Floor		
Room 3 Type	Dining Room		
Room 4 Dimensions	9.10x11.11		
Room 4 Level	Main Floor		
Room 4 Type	Bedroom		
Room 5 Dimensions	8.3x4.11		
Room 5 Level	Main Floor		
Room 5 Type	Bath 1		
Room 6 Dimensions	4.10x5.1		
Room 6 Level	2nd Level		
Room 6 Type	Bath 2		
Room 7 Dimensions	9.10x14.5		
Room 7 Level	2nd Level		
Room 7 Type	Bedroom		
Room 8 Dimensions	9.9x14.6		
Room 8 Level	2nd Level		
Room 8 Type	Bedroom		

FEATURES

BUILDING STYLE

1.5 Storey

PROPERTY SIZE

1 to 2.99 Acres

BASEMENT

Crawl Space

Undeveloped

FOUNDATION

Block

Piers

EXTERIOR FINISH

Wood Shingles

ROOF

Asphalt Shingle

FLOORING

Carpet

Ceramic

Vinyl

HEATING/COOLING TYPE

None

FUEL TYPE

Electric

WATER SOURCE

Community

SEWAGE DISPOSAL

Municipal

UTILITIES

Cable

Electricity

High Speed Internet

Telephone

GARAGE

None

DRIVEWAY/PARKING

None

APPLIANCES INCLUDED

Dishwasher

RENTAL EQUIPMENT

None

WATER FRONTAGE

Bay

Ocean

WATER ACCESS/VIEW

Access: Bay

Access: Boat

Access: Deeded

Access: Harbour

Access: Island

Access: Lake

Access: Ocean

Access: Right of Way

Access: River Front

View: Bay

LAND FEATURES

Cleared

Landscaped

COMMUNITY FEATURES

Golf Course

Park

Recreation Center

School Bus Service

STRUCTURES

Deck

Shed

FEATURES

View: Ocean
View: Other

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 6/18/2019
Cancelled/Withdrawn Date 6/21/2019
Interior Photos Allowed Yes
Virt Tour URL Virt Tour URL

Client Hit Count 68
Agent Hit Count 62
Days On Market 3

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.