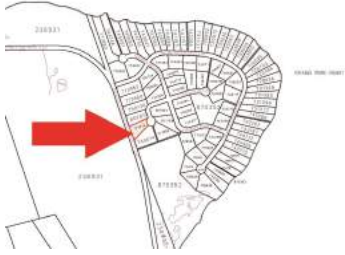


## STANDARD



**MLS #** 201912616  
**Class** Vacant Land  
**Type** Vacant Lot(s)  
**PID Y/N** Yes  
**PID #** 773978  
**Listing Price** \$30,000  
**Original Price** \$30,000  
**Address** Rustico  
**Community** Rustico  
**Region** North & South Shore  
**Province** PE  
**Postal Code** COA 1N0  
**Listing Status** ACTIVE  
**For Sale / For Rent** For Sale  
**Seller 1 Name** Anthony Deos  
**Seller 2 Name** Margaret Deos  
**Legal Description** Rustico  
**Lot Size** 0.92  
**Approx Total Acres** 0.92  
**Title to Land** Freehold  
**Picture Count** 21



## PROPERTY OVERVIEW

**Property Overview** Prince Edward Island Waterview building lot located just moments from the Capital City of Charlottetown on the world famous north shore of Prince Edward Island Canada in the prime luxury waterfront living community of Grand Pere Point Rustico. This high, dry, large and spacious building lot is the ideal location to build your summer home, cottage or year round home. You are surrounded by a variety of home styles and all the amenities of PEI including the best beaches, entertainment, golf courses, walking trails, boardwalks, all you can eat lobster buffet, deep sea fishing tours and more.

## SHOWING INSTRUCTIONS

**Showing Instructions** Contact Listing Realtor

## GENERAL INFORMATION

<b>Possession</b>	Immediately	<b>Assessment</b>	\$38,000
<b>Assessment Year</b>	2019	<b>Tax Amount</b>	608
<b>Tax Year</b>	2019	<b>HST</b>	Exempt from HST
<b>Sign</b>	Yes	<b>Road</b>	Private
<b>PDS Completed</b>	No	<b>Restr/Prot Covenants</b>	Yes
<b>Survey</b>	No	<b>Current Valid Perc Test</b>	No
<b>Property Gated</b>	No	<b>Environmental Assessment</b>	No
<b>Easements</b>	No	<b>Include in DDF</b>	Yes
<b>Publish to Realtor.ca</b>	Yes	<b>Virt Tour Pub Site Access</b>	Yes
<b>Listing Member1 CREA ID</b>	1074546	<b>Listing Office1 CREA ID</b>	1238332
<b>Sold As Is, Where Is</b>	Yes	<b>Association</b>	Prince Edward Island Real Estate Association
<b>Zoning</b>	Res	<b>Doc Manager</b>	0
<b>Geocode Quality</b>	Street Intersection or Segment Match	<b>IDX Include</b>	Y
<b>Exclusive Listing</b>	Normal	<b>City/Prov/PC</b>	Rustico PE COA 1N0
<b>Input Date</b>	6/3/2019 10:22 AM	<b>Update Date</b>	6/23/2019 9:03 AM
<b>Publish Addr to Pub Sites</b>	Yes	<b>VOW Comm</b>	Yes
<b>VOW AVM</b>	Yes	<b>Subject to SOBP</b>	No

## WATERFRONT

**Waterfront** No

## FEATURES

PROPERTY SIZE	SEWAGE DISPOSAL	UTILITIES	DRIVEWAY/PARKING
0.5 to 0.99 Acres	None	Electricity	None
WATER SOURCE		High Speed Internet	LAND FEATURES
None		Telephone	Partially Cleared
			Not Landscaped

## 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** \$1500

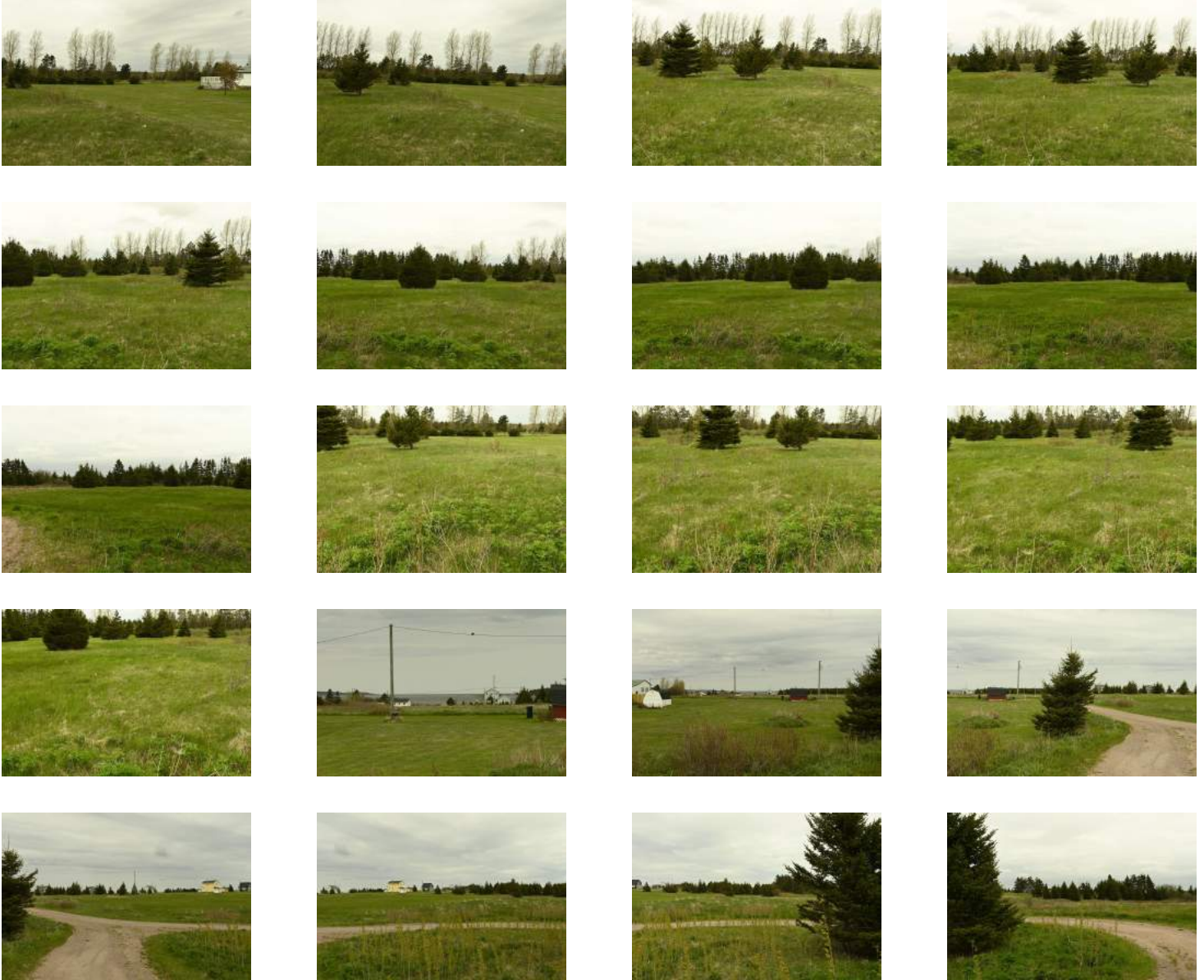
## STATUS & DATES

List Date 6/3/2019  
Expiry Date 5/22/2020  
Virt Tour URL Virt Tour URL

Update Date 6/23/2019  
Status Date 6/3/2019  
HotSheet Date 6/3/2019  
Price Date 6/3/2019  
Input Date 6/3/2019 10:22 AM  
Associated Document Count 0  
Agent Hit Count 27  
Client Hit Count 5  
Days On Market 20

**ADDITIONAL PICTURES**

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**DISCLAIMER**

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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.