

STANDARD



Listing Status	ACTIVE	Picture Count	31
MLS #	201916956		
Class	Residential		
Type	Single Family		
Style	Detached		
PID #	934943		
Listing Price	\$787,000		
Original Price	\$787,000		
Address	268 Campbells Way		
Community	Cape Traverse		
Region	North & South Shore		
Province	PE		
Postal Code	C0B 1X0		
Building	80x53' Irr		
Dimensions			
Lot Size	1.27		



PROPERTY OVERVIEW

Property Overview Are you looking for an upscale luxury home located in one of the finest and well-maintained communities in Prince Edward Island? Welcome to Sunset Dunes, Cape Traverse, and your new waterfront beach house and a year-round residence. Your new paradise is one of the most convenient locations in PEI with quick-and-easy access to the capital city of Charlottetown, the charming town of Borden-Carleton, the warm and comfortable waterfront city of Summerside, an hour from Moncton New Brunswick, and less for access to Nova Scotia. From your back deck you will bask in the southern exposure deck with panoramic beach and sand dunes views on the Northumberland Strait and a distant view of the longest bridge in the world that passes over frozen waters in the winter; The Confederation Bridge. The sunsets from both accessible levels on your home are breathtaking, and you feel completely relaxed and at ease with nature. Your new home is one of the finest in this oceanfront sub-division and constructed of the best materials. Your home offers open concept living on the main floor that is perfect for entertaining friends, family, and wonderful neighbours. A main floor master bedroom with double glass doors to your private deck start every morning with delight. This cozy spot is a great place to enjoy that morning coffee or a glass of wine at night. Some of the features include the finest woodworking, built-in cabinets, large windows, high ceilings, granite counter-tops, a food preparation centre, dining room with windowed walls, propane fireplace for cuddling, two levels of decks, hardy plank super durable (cementitious board) siding, Velux skylights, a massive almost triple-car garage with above-head storage area, and a bonus room. There is lots of room to entertain, an upper-level office area, guest bedroom with walk-in closet, ensuite bathroom, reading areas, and open overlooking great room. Some Real Estate agents say this is the nicest home they have ever seen. Welcom

SHOWING INSTRUCTIONS

Showing Instructions TEXT Michael Poczynek at 902-626-6912

GENERAL INFORMATION

Possession	Neg
Assessment	\$682,700
Assessment Year	2019
Tax Amount	6750
Tax Year	2019
HST	Exempt from HST
Sign	Yes
Road	Private
Lockbox	Yes
PDS Completed	No
Restr/Prot Covenants	Yes
Rental Income	Yes
Garage	Yes
Building Age	12
For Sale / For Rent	For Sale
Expiry Date	6/25/2020
Include in DDF	Yes
Virt Tour Pub Site Access	Yes
Occupancy	Owner
Sold As Is, Where Is	Yes
Price per SqFt	249
Association	Prince Edward Island Real Estate Association
Geocode Quality	Exact Match
IDX Include	Y
City/Prov/PC	Cape Traverse PE C0B 1X0
Update Date	7/18/2019 8:31 AM

Status Date 7/15/2019
Price Date 7/15/2019
Subject to SOBP No

GARAGE DETAILS

Garage Details Double Heated

INCLUSIONS

Inclusions Neg

EXCLUSIONS

Exclusions Neg

WATERFRONT

Waterfront Yes
Water Frontage Meas 125.00
Water Frontage Units Feet

ROOMS AND THEIR SIZES

# Above Grade Bedrooms	4	Number of Bedrooms	4
# Below Grade Bedrooms	0	Total Baths	4
Full Baths	3		
Half Baths	1		
Room 1 Dimensions	18.10x18.6		
Room 1 Level	Main Floor		
Room 1 Type	Living Room		
Room 2 Dimensions	15.2x11.6		
Room 2 Level	Main Floor		
Room 2 Type	Dining Room		
Room 3 Dimensions	15.2x13		
Room 3 Level	Main Floor		
Room 3 Type	Kitchen		
Room 4 Dimensions	15.6x17.1		
Room 4 Level	Main Floor		
Room 4 Type	Master Bedroom		
Room 5 Dimensions	12x15.6		
Room 5 Level	2nd Level		
Room 5 Type	Bedroom		
Room 6 Dimensions	15.2x11.8		
Room 6 Level	2nd Level		
Room 6 Type	Bedroom		
Room 7 Dimensions	14.6x15		
Room 7 Level	2nd Level		
Room 7 Type	Bedroom		
Room 8 Dimensions	7.6x14		
Room 8 Level	Main Floor		
Room 8 Type	Laundry		
Room 9 Dimensions	8.4x7.11		
Room 9 Level	Main Floor		
Room 9 Type	Utility		
Room 10 Dimensions	15x9		
Room 10 Level	Main Floor		
Room 10 Type	Bath 1		
Room 11 Dimensions	5.9x10		
Room 11 Level	Main Floor		
Room 11 Type	Storage		

FEATURES

BUILDING STYLE

2 Storey

PROPERTY SIZE

1 to 2.99 Acres

BASEMENT

None

FOUNDATION

Slab

EXTERIOR FINISH

Cementitious Board

Other

ROOF

Asphalt Shingle

FUEL TYPE

Oil

Propane

WATER SOURCE

Drilled Well

SEWAGE DISPOSAL

Septic

UTILITIES

Cable

Electricity

High Speed Internet

Telephone

GARAGE

FEATURES

Balcony

Alarm System

Central Vacuum

Ensuite Bath

Water Jet Tub

Gas Stove(s)

Propane Fireplace

APPLIANCES INCLUDED

Dishwasher

Microwave Rng Hd Combo

Refrigerator

Water Softener

WATER ACCESS/VIEW

Access: Bay

Access: Boat

Access: Deeded

Access: Harbour

Access: Island

Access: Lake

Access: Ocean

Access: Public

Access: Right of Way

Access: River Front

View: Ocean

View: Other

FEATURES

FLOORING

Carpet
Ceramic
Engineered Hardwood
Other

Attached
Double
Heated
Wired

DRIVEWAY/PARKING

Double
Paved

RENTAL EQUIPMENT

Propane Tank

WATER FRONTAGE

Ocean

LAND FEATURES

Cleared
Landscaped

COMMUNITY FEATURES

Golf Course
Park
Playground
School Bus Service
Shopping

HEATING/COOLING TYPE

Fireplace
Furnace
Hot Water
In Floor

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 6/25/2019
Interior Photos Allowed Yes
Virt Tour URL Virt Tour URL
Client Hit Count 3
Agent Hit Count 49
Days On Market 24

PROPERTY SALE INFORMATION

ADDITIONAL PICTURES





DISCLAIMER

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