

## STANDARD



<b>Listing Status</b>	ACTIVE	<b>Picture Count</b>	31
<b>MLS #</b>	201916399		
<b>Class</b>	Residential		
<b>Type</b>	Single Family		
<b>Style</b>	Detached		
<b>PID #</b>	808972		
<b>Listing Price</b>	\$388,800		
<b>Original Price</b>	\$388,800		
<b>Address</b>	31 Beaton Lane		
<b>Community</b>	Flat River		
<b>Region</b>	Eastern PEI		
<b>Province</b>	PE		
<b>Postal Code</b>	C0A 1B0		
<b>Building</b>	38.3x26.3 +		
<b>Dimensions</b>	12.3x8		
<b>Lot Size</b>	6.23		
<b>Approx Total</b>	6.23		
<b>Acres</b>			



## PROPERTY OVERVIEW

**Property Overview** (Video) Welcome to your new year-round waterfront retreat complete with a separate detached double-garage with an in-law suite, wired generator, located on a six-plus acre micro-climate or small fruit belt in Prince Edward Island. Imagine, waking up to coffee on the deck looking at the hummingbird that has stopped by for a morning sip. Check out the view, all the way to Nova Scotia. View a lobster boat as it takes in the daily catch, or perhaps witness a cruise ship as it passes to another destination. Later, take a walk along the beach, go for a swim, or dig for fresh PEI clams. Wait for the tide to come in then go kayaking into Gascoigne Cove. Keep an eye out for the locals: eagles, osprey, kingfishers, herons, and seals. Watch the shoreline as a red fox might be watching you. Once finished with the waterside, take a stroll through the orchard, grab an organic apple or plum and continue through the gardens and walking trails of the back woodlot. You may catch a glimpse of a grouse or two, or maybe a rabbit with a Red Fox hot on it's trail. Look up, and you're likely to see a Heron nesting. Later, enjoy dinner on the deck. Enjoy the clams you dug up earlier. Toast the sunset and toast the day. Before hitting the hay, take a walk around the property, view the stars or hear a bird calling from the water. At night, sleep like a baby in peace and tranquility. You can hear a pin drop and no streetlights to interrupt REM time. You can dream of tomorrow's adventures, like biking or golfing. Wow! 24 HOUR A DAY OPEN HOUSE® ON VIDEO! Click on the Multimedia Link to view the YouTube video, potentially many more photos, and aerial video/photographs. Be sure to subscribe! Due to the complexities of some floor plans, purchasers are requested to verify all measurements and features before making an offer. Square footage, bedrooms, and bathrooms are the main house and garage/in-law suite combined.

## SHOWING INSTRUCTIONS

**Showing Instructions** Text Trisha Campbell @ 902-940-7649.

## GENERAL INFORMATION

<b>Possession</b>	Neg
<b>Assessment</b>	\$282,300
<b>Assessment Year</b>	2019
<b>Tax Amount</b>	3298
<b>Tax Year</b>	2019
<b>HST</b>	Exempt from HST
<b>Sign</b>	Yes
<b>Road</b>	Private
<b>Lockbox</b>	Yes
<b>PDS Completed</b>	Yes
<b>Restr/Prot Covenants</b>	No
<b>Rental Income</b>	Potential
<b>Garage</b>	Yes
<b>Building Age</b>	14
<b>For Sale / For Rent</b>	For Sale
<b>Expiry Date</b>	6/27/2020
<b>Include in DDF</b>	Yes
<b>Virt Tour Pub Site Access</b>	Yes
<b>Occupancy</b>	Owner
<b>Listing Member2 CREA ID</b>	1273437
<b>Listing Office2 CREA ID</b>	1342718
<b>Sold As Is, Where Is</b>	No
<b>Price per SqFt</b>	130
<b>Association</b>	Prince Edward Island Real Estate Association
<b>Seller 2 Name</b>	Nancy Gurniak
<b>Geocode Quality</b>	Manually Placed Pin
<b>IDX Include</b>	Y

City/Prov/PC Flat River PE C0A 1B0  
Update Date 7/26/2019 7:42 AM  
Status Date 7/9/2019  
Price Date 7/9/2019  
Add'l Virt Tour 1 URL Add'l Virt Tour 1 URL  
Subject to SOBP No

## GARAGE DETAILS

Garage Details Detached, Double, With inlaw

## INCLUSIONS

Inclusions Neg

## EXCLUSIONS

Exclusions Neg

## WATERFRONT

Waterfront Yes

## ROOMS AND THEIR SIZES

# Above Grade Bedrooms	4	Number of Bedrooms	6
# Below Grade Bedrooms	2	Total Baths	3
Full Baths	3	Room 15 Dimensions	Combined (Garage)
Half Baths	0	Room 15 Level	Main Floor
Room 1 Dimensions	14'11x8'4	Room 15 Type	Dining Room
Room 1 Level	Main Floor	Room 16 Dimensions	11'1x10'11 (Garage)
Room 1 Type	Living Room	Room 16 Level	Main Floor
Room 2 Dimensions	19'2x14'2	Room 16 Type	Bedroom
Room 2 Level	Main Floor	Room 17 Dimensions	11x9'11 (Garage)
Room 2 Type	Kitchen	Room 17 Level	Main Floor
Room 3 Dimensions	Combined	Room 17 Type	Bedroom
Room 3 Level	Main Floor	Room 18 Dimensions	7'9x8'1 (Garage)
Room 3 Type	Dining Room	Room 18 Level	Main Floor
Room 4 Dimensions	11'7x9'9	Room 18 Type	Bath 1
Room 4 Level	Main Floor	Room 19 Dimensions	11'6x17'3 (Garage)
Room 4 Type	Master Bedroom	Room 19 Level	Main Floor
Room 5 Dimensions	9'9x7'4	Room 19 Type	Kitchen
Room 5 Level	Main Floor		
Room 5 Type	Bedroom		
Room 6 Dimensions	16.7x11.5		
Room 6 Level	Lower Level		
Room 6 Type	Bedroom		
Room 7 Dimensions	16.7x11.5		
Room 7 Level	Lower Level		
Room 7 Type	Bedroom		
Room 8 Dimensions	16x6		
Room 8 Level	Main Floor		
Room 8 Type	Laundry		
Room 9 Dimensions	9.6x7.3		
Room 9 Level	Main Floor		
Room 9 Type	Bath 1		
Room 10 Dimensions	7.3x9		
Room 10 Level	Lower Level		
Room 10 Type	Storage		
Room 11 Dimensions	7.8x6		
Room 11 Level	Lower Level		
Room 11 Type	Bath 2		
Room 12 Dimensions	18'7x15'11 Irr		
Room 12 Level	Lower Level		
Room 12 Type	Rec Room		
Room 13 Dimensions	4'4x11'8		
Room 13 Level	Lower Level		
Room 13 Type	Utility		
Room 14 Dimensions	9'11x23 (Garage)		
Room 14 Level	Main Floor		
Room 14 Type	Living Room		

## FEATURES

<b>BUILDING STYLE</b>	<b>FUEL TYPE</b>	<b>DRIVEWAY/PARKING</b>	<b>WATER ACCESS/VIEW</b>
Bungalow	Electric	Circular	Access: Bay
<b>PROPERTY SIZE</b>	Wood	Gravel	Access: Boat

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**FEATURES**

3 to 9.99 Acres

**BASEMENT**

Fully Developed

**FOUNDATION**

Concrete

**EXTERIOR FINISH**

Vinyl

**ROOF**

Asphalt Shingle

**FLOORING**

Ceramic

Hardwood

Laminate

**HEATING/COOLING TYPE**

Baseboard

Heat Pump -Ductless

Radiant

Stove

**WATER SOURCE**

Drilled Well

**SEWAGE DISPOSAL**

Septic

**UTILITIES**

Electricity

High Speed Internet

Telephone

**GARAGE**

Detached

Double

Heated

Wired

**FEATURES**

Balcony

Alarm System

Secondary Suite

**APPLIANCES INCLUDED**

Water Purifier

**RENTAL EQUIPMENT**

Propane Tank

**WATER FRONTAGE**

Ocean

River

Access: Deeded

Access: Harbour

Access: Island

Access: Lake

Access: Ocean

Access: Right of Way

Access: River Front

View: Ocean

View: River

View: Other

**LAND FEATURES**

Partially Cleared

Landscaped

Year Round Road

**COMMUNITY FEATURES**

School Bus Service

**STRUCTURES**

Shed

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**LISTING MEMBER/OFFICE**

**Listing Member 1**

MICHAEL POCZYNEK - Main: 902-626-6912

**Listing Office 1**

CENTURY 21 NORTHUMBERLAND REALTY - 902-436-2265

**Listing Member 2**

TRISHA CAMPBELL - Main: 902-940-7649

**Listing Office 2**

POWERHOUSE REALTY PEI INC - MAIN: 902-569-2542

**Co-Opg Broker Comp** 3%

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**STATUS & DATES**

**List Date**

7/9/2019

**Interior Photos Allowed**

Yes

**Virt Tour URL**

Virt Tour URL

**Client Hit Count** 14

**Agent Hit Count** 53

**Days On Market** 17

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**PROPERTY SALE INFORMATION**

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**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.