

STANDARD



Listing Status	ACTIVE	Picture Count	31
MLS #	201915432		
Class	Residential		
Type	Single Family		
Style	Detached		
PID #	557652		
Listing Price	\$747,000		
Original Price	\$747,000		
Address	371 Winsloe Road		
Community	Winsloe South		
Region	North & South Shore		
Province	PE		
Postal Code	C1E 1Z3		
Building	53x50		
Dimensions			
Lot Size	12.65		
Approx Total	12.65		
Acres			



PROPERTY OVERVIEW

Property Overview (Video coming) Welcome to your completely renovated country mansion with potential for a mini-farm just a few short minutes to the Capital City of Charlottetown. Enjoy a massive 12.65-acre parcel complete with a large traditional barn, your own private laneway that has the potential to provide access to several building lots that can be deeded to family members. You live in the mansion and have the kids build around you or operate as a mini-farm, put in a stable and paddocks for horses, or use this fine property as a rental property daily or weekly on AirBNB. They will love the private in-ground swimming pool. Please note you are going to miss the large and bright gym/fitness room next to the garage if you do not know it is there. There are in fact many updates and improvements including and not limited to newer kitchen cabinets, all exterior doors replaced with steel insulated doors, mud room and lockers for swimming pool, painted entire house walls, propane fireplace, basement bedroom created, light fixtures, plumbing, added double-car garage, increased insulation throughout, hot tub installed outside, a gym was added, roof re-shingled, larger electrical panel, heat /cool heat pump, and replaced pool liner. Professional video and photos to be added soon.

SHOWING INSTRUCTIONS

Showing Instructions TEXT Michael Poczynek 902-626-6912

GENERAL INFORMATION

Possession	Neg
Assessment	\$275,900
Assessment Year	2019
Tax Amount	3609
Tax Year	2019
HST	Exempt from HST
Sign	Yes
Road	Public
Lockbox	Yes
PDS Completed	Yes
Restr/Prot Covenants	No
Rental Income	Potential
Garage	Yes
Building Age	75
For Sale / For Rent	For Sale
Expiry Date	6/26/2020
Include in DDF	Yes
Virt Tour Pub Site Access	Yes
Occupancy	Owner
Listing Member2 CREA ID	1207027
Listing Office2 CREA ID	1342718
Sold As Is, Where Is	No
Price per SqFt	187
Association	Prince Edward Island Real Estate Association
Lockbox Location	Vendor Supplied
Geocode Quality	Manually Placed Pin
IDX Include	Y
City/Prov/PC	Winsloe South PE C1E 1Z3
Update Date	7/19/2019 7:45 AM
Status Date	6/28/2019

Price Date 6/28/2019
Subject to SOBP No

GARAGE DETAILS

Garage Details Attached, Double

WATERFRONT

Waterfront No

ROOMS AND THEIR SIZES

# Above Grade Bedrooms	3	Number of Bedrooms	5
# Below Grade Bedrooms	2	Total Baths	4
Full Baths	3		
Half Baths	1		
Room 1 Dimensions	15.6x14		
Room 1 Level	Main Floor		
Room 1 Type	Living Room		
Room 2 Dimensions	10x14		
Room 2 Level	Main Floor		
Room 2 Type	Dining Room		
Room 3 Dimensions	12.10x22.4		
Room 3 Level	Main Floor		
Room 3 Type	Kitchen		
Room 4 Dimensions	21.10x22.4 (Pantry)		
Room 4 Level	Main Floor		
Room 4 Type	OTHER		
Room 5 Dimensions	25.8x17.4		
Room 5 Level	Main Floor		
Room 5 Type	Family Room		
Room 6 Dimensions	15.4x12.8 (Gym)		
Room 6 Level	Main Floor		
Room 6 Type	OTHER		
Room 7 Dimensions	10.10x14.8		
Room 7 Level	Main Floor		
Room 7 Type	OTHER		
Room 8 Dimensions	14.4x14.8		
Room 8 Level	2nd Level		
Room 8 Type	Master Bedroom		
Room 9 Dimensions	14.2x10		
Room 9 Level	2nd Level		
Room 9 Type	Ensuite Bath 1		
Room 10 Dimensions	14.4x10.2		
Room 10 Level	2nd Level		
Room 10 Type	Bedroom		
Room 11 Dimensions	14.4x10.4		
Room 11 Level	2nd Level		
Room 11 Type	Bedroom		
Room 12 Dimensions	11.6x20		
Room 12 Level	Lower Level		
Room 12 Type	Bedroom		
Room 13 Dimensions	18.6x20.6		
Room 13 Level	Lower Level		
Room 13 Type	Bedroom		
Room 14 Dimensions	27.4x17.6		
Room 14 Level	Lower Level		
Room 14 Type	Family Room		

FEATURES

BUILDING STYLE

2 Storey

PROPERTY SIZE

10 to 49.99 Acres

BASEMENT

Fully Developed

FOUNDATION

Concrete

EXTERIOR FINISH

Vinyl

ROOF

Asphalt Shingle

HEATING/COOLING TYPE

Baseboard

Fireplace

Furnace

Heat Pump -Ductless

Hot Water

In Floor

Radiant

FUEL TYPE

Electric

Oil

Propane

GARAGE

Attached

Double

Wired

DRIVEWAY/PARKING

Gravel

Paved

Other

FEATURES

Inground Pool

Alarm System

Ensuite Bath

LAND FEATURES

Cleared

Landscaped

Year Round Road

COMMUNITY FEATURES

Golf Course

Park

Playground

Recreation Center

School Bus Service

Shopping

STRUCTURES

FEATURES

FLOORING

Ceramic
Hardwood

WATER SOURCE

Drilled Well

SEWAGE DISPOSAL

Septic

UTILITIES

Cable
Electricity
High Speed Internet
Telephone

Propane Fireplace

APPLIANCES INCLUDED

Dishwasher
Microwave Rng Hd Combo

RENTAL EQUIPMENT

Propane Tank

Deck

Patio

Barn

Shed

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 PATTY CAMPBELL - Main: 902-626-6622
Listing Office 2 POWERHOUSE REALTY PEI INC - MAIN: 902-569-2542
Co-Opg Broker Comp 3%

STATUS & DATES

List Date 6/28/2019
Interior Photos Allowed Yes
Virt Tour URL Virt Tour URL
Client Hit Count 2
Agent Hit Count 53
Days On Market 21

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.