



Address 677 Route 13
Listing Price \$699,900
MLS # 201916904
Region North & South Shore
Province PE
Postal Code C0A 1J0
List Date 7/12/2019
Class Residential
Type Single Family
BUILDING STYLE 3 Level
LotSize 50.73 acres
ApxTAcres 50.73
SqFootage 2,646
BLASqFeet 0
TFinSqFt 2,646

PID # 216317
PID #2 423780
Zoning Rural
Tax Amount 1781
Tax Year 2019
Assessment \$148,600
Assessment Year 2019
Occupancy Owner
Title to Land Freehold
Building Dimensions 28x24+15x21
PROPERTY SIZE 50 to 100 Acres
LAND FEATURES Landscaped, Paddock, Partially Fenced, Rolling,



Virt Tour URL

Open House Start Date
Open House Start Time
Open House End Time

Directions to Property From TCH and Rte 13 intersection in Crapaud, north on Rte 13, property on left.

PROPERTY OVERVIEW

Property Overview Absolutely stunning 50+ acre Island Estate with completely renovated 4 bedroom Century home, Granny suite with a separate entrance, and outbuildings. Formerly an equestrian farm, this is a dream of a property! Current home owners have meticulously retained all the charm and nostalgia of a traditional Island homestead and wrapped it with modern updates and technology. No detail has been overlooked; no expense has been spared; from electrical, plumbing and heating to insulation, flooring, argon windows, solar panels and more. (Itemized list of renovations, updates and features available on request) The land was not overlooked either and has been improved with a new free-span vehicle-bearing bridge over the branch of the Westmoreland River which runs through the property, a small 20 vine vineyard, a veggie plot, approx. 15,000 newly planted trees and lush perennial gardens. In addition to the beautifully updated home with it's very inviting newly-built patio and tranquil surroundings, the property also boasts a greenhouse, a pretty shed, a run-in shelter, and a huge barn with electric and water, new exterior doors, 3 box stalls, hayloft, indoor arena, woodworking shop and small mechanical shop; all very well maintained. To add to all this, the property is ideally situated mid-way between two cities for all amenities, around the corner from historic Victoria-by-the-Sea and the gorgeous South Shore beaches, and has easy access to the Confederation Bridge to the mainland. Contact LB for full details and book your viewing today!

PDS Completed Yes

INCLUSIONS, EXCLUSIONS AND PROPERTY FEATURES

APPLIAN Barbeque, Stove - Gas, Dishwasher, Dryer,
CES Washer, Freezer - Stand Up, Freezer -
INCLUDE Chest, Microwave, Refrigerator, Other
D
RENTAL EQUIPMENT Propane Tank

Inclusio ns 2 Fridges, propane range, 2 stand-up freezers, chest freezer, microwave, dishwasher, washer, dryer, custom

Exclusions

EXTERIOR FINISH Wood Shingles, Stone
GARAGE Detached, Wired, Other
DRIVEWAY /PARKING Circular, Gravel, Parking Spaces(s)
BASEMENT Fully Developed, Walkout
FOUNDATION Concrete

AbvGrdBeds 4
BlwGrdBeds 0
Tbaths 2
FullBaths 2
HalfBaths 0
BldgAge
ApxYrBlt

HEATING/COOLING TYPE Baseboard, Forced Air, Furnace, Hot Water, Stove
FUEL TYPE Electric, Oil, Propane, Solar, Wood
WATER SOURCE Drilled Well

Waterfront No
Water Frontage Units

Sign Yes
Rental Income Potential
HST Exempt from HST
Mobile/Leased Land Fees

ROOM DIMENSIONS

Floor	Room	Size	Floor	Room	Size
Main Floor	Living Room	18x13	2nd Level	Storage	5x5 walk-in closet
Main Floor	Dining Room	10x14	2nd Level	Storage	5x7 walk-in closet
Main Floor	Kitchen	9x16	2nd Level	Bedroom	9x11
Main Floor	Family Room	11x15	2nd Level	Bedroom	10x10 irregular
Main Floor	Mud Room	9x11	2nd Level	Bath 1	8x7 4pc. irregular
2nd Level	Bedroom	12x13 loft bedroom	Lower Level	OTHER	20x13+12x12 granny suite
2nd Level	Master Bedroom	12x9	Lower Level	Bath 2	10x8 combined with laundry



Compliments of MARION ENDERT
Cell: 902-394-0202

BLUEFIELD REALTY

Listing Office 1 - Office Name BLUEFIELD REALTY



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