



**Address** 410 Pleasant Grove Road  
**Listing Price** \$324,990



<b>MLS #</b>	201923596	<b>PID #</b>	141374
<b>Region</b>	North & South Shore	<b>PID #2</b>	
<b>Province</b>	PE	<b>Zoning</b>	R1
<b>Postal Code</b>	C0A 1P0	<b>Tax Amount</b>	\$2,447
<b>List Date</b>	10/5/2019	<b>Tax Year</b>	2019
<b>Class</b>	Residential	<b>Assessment</b>	\$211,200
<b>Type</b>	Single Family	<b>Assessment Year</b>	2019
<b>BUILDING STYLE</b>	Contemporary	<b>Occupancy</b>	Owner
<b>LotSize</b>	1.0 acre	<b>Title to Land</b>	Freehold
<b>ApxTAcre</b>	1.00	<b>Building Dimensions</b>	Irregular
<b>SqFootage</b>	1,520	<b>PROPERTY SIZE</b>	1 to 2.99 Acres
<b>BLASqFeet</b>	180	<b>LAND FEATURES</b>	Landscaped, Sloping /Terraced, Year Round
<b>TFinSqFt</b>	1,700		

Virt Tour URL

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

**Directions to Property** From Charlottetown onto Rte 2 St. Peters Road, left onto Rte 25 York Road, right onto Rte 220 Pleasant Grove Road, property on left.

**PROPERTY OVERVIEW**

**Property Overview** A contemporary design; a two car garage, a beautifully landscaped lot; a great location; here is a move-in ready property! This home is for you if you like space, light, convenience and a relaxing lifestyle just minutes from Charlottetown, National Park beaches and golf. The open-concept living room comes with soaring vaulted ceilings, a wall of windows to bring in the light and a newly installed propane fireplace. The bright dining room includes the newly installed heat pump. The galley kitchen has been completely refurbished with new cabinetry, granite counter tops, flooring, and top of the line stainless steel appliances including a propane range. Also included on the main floor are two bedrooms and 4pc. bath with a hallway leading to the private sundeck overlooking the back yard. The Master bedroom loft overlooks the living room and comes with a spacious walk-in closet, spa-like En-suite with Jacuzzi tub and separate shower and a sky-light. The lower level comes with a den/office, laundry room with wash-up tub and access to the insulated and heated 2 car garage and utility room/workshop. Outside features include newly paved double driveway, new enclosed front entrance porch, many new perennial beds and plantings of bushes, evergreens, and trees. Note: In-floor heating on all 3 levels. Extra bonus! House can come semi-furnished along with BBQ, ride-on lawn mower and more. List of upgrades and negotiable inclusions available on request.

**PDS Completed** Yes  
**Sold As Is, Where Is** No

**INCLUSIONS, EXCLUSIONS AND PROPERTY FEATURES**

**APPLIANCE S INCLUDED** Range - Gas, Dishwasher, Dryer, Washer, Microwave Rng Hd Combo, Refrigerator

**Inclusions** Propane range, fridge, dishwasher, microwave hood-fan, washer, dryer. List of negotiable furnishings including

**EXTERIOR FINISH GARAGE** Vinyl Attached, Double, Heated, Wired  
**DRIVEWAY /PARKING** Double, Parking Spaces(s), Paved  
**BASEMENT** Fully Developed, Walkout

**RENTAL EQUIPMENT** Propane Tank

**Exclusions** Kitchen curtains and personal items.

**AbvGrdBeds** 3  
**BlwGrdBeds** 0  
**Tbaths** 2  
**FullBaths** 2  
**HalfBaths** 0  
**BldgAge** 18  
**ApxYrBlt** 2001

**HEATING/COOLING TYPE** Fireplace, Furnace, Heat Pump -Ductless, In Floor  
**FUEL TYPE** Electric, Oil, Propane  
**WATER SOURCE** Drilled Well  
**Waterfront** No  
**Water Frontage Units**

**Sign** Yes  
**Rental Income** No  
**HST** Exempt from HST  
**Mobile/Leased Land Fees**

**ROOM DIMENSIONS**

Floor	Room	Size	Floor	Room	Size	Floor	Room	Size
Main Floor	Great Room	18x14	2nd Level	Ensuite Bath 1	9.6x13 with Jacuzzi			
Main Floor	Dining Room	12x10	2nd Level	Storage	10x8 walk-in closet			
Main Floor	Kitchen	11x9	Lower Level	Den/Office	11.6x8			
Main Floor	Bedroom	11x9	Lower Level	Laundry	11x8			
Main Floor	Bedroom	11x7+9x7	Lower Level	Utility	13x13			
Main Floor	Bath 1	9x6 4pc.						
2nd Level	Master Bedroom	14.6x17						



Compliments of **MARION ENDERT**

**BLUEFIELD REALTY**

Listing Office 1 - Office Name BLUEFIELD REALTY



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