


**Price** \$89,900  
**Status** ACTIVE  
**Escape Clause**  
**Conditions**

**MLS #** 201824970  
**PID #** 562322      **PID #2**  
**PID #3**                      **PID #4**  


**Legal Desc** PID 562322  
**Address** TCH Rte 1 Highway  
**Community** Hazelbrook      **PE** C1B 0S3

**Road** Public  
**Lot Size** 9 acres / Acres 9.00  
**Waterfront** No  
**Water Type**  
**Water Meas/Units** /  
**Water Frontage**  
**Water Access/View**  
**Prop Knwn As/Bdy of Water**

**District**  
**Elementary** Stratford Elementary School  
**Middle/Jr** Stonepark Intermediate School  
**High** Charlottetown Rural Senior High School  
**Other**

**Virt Tour URL**  
**List Date** 10/15/2018  
**Acceptance Date**  
**Firm Date**  
**Closing Date**  
**Possession** Negotiable

**Directions to Property** Travelling East on TCH, just past MacLellan Road, on right side.

**Type** Acreage  
**Title to Land** Freehold  
**Property Size** 3 to 9.99 Acres  
**Water Source** None  
**Sewage** None

**Utilities** None  
**Driveway/Pkg** None  
**Land Features** Cleared, Year Round Road

**Docs on File** See Instr. To Members  
**Inclusions**  
**Exclusions**

**Property Overview** Large acreage suitable for a home and ideal for a Mini Farm, just outside Stratford, with frontage on TCH. Note: Adjoining 9 acre parcel also available.

**Rest/Prot Cvnts** No  
**Survey** No  
**Current Valid Perc Test** No  
**Zoning** R1

**HST** HST over and above the purchase price  
**Sign** Yes  
**PDS** No  
**Sold As Is, Where Is** Y

**Property Gated** No  
**Environ. Assess.** No  
**Easements** No

**Assessment** \$8,000      **Assessment Year** 2019  
**Tax Amount** \$137      **Tax Year** 2019



**Compliments of:**  
**MARION ENDERT - Main: 902-394-0202**  
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**Listing Office 1 - Office Name** BLUEFIELD REALTY