



Price \$375,000 Status ACTIVE

MLS # 201923841

Selling Price

PID # 853408

PID #2 333625

PID #3

PID #4

Conditions



Address 1286 Colville Road

Community Ocean View

PE C0A 1A0

Type Single Family

Style 2 Level

Legal Desc PID 853408 and 333625

Region G

Waterfront No

Zoning Rural Re...

Water Frontage

Occupancy Owner

Water Meas/Units /

Elementary Belfast Consolidated School

Water Access/View

Middle/Jr Belfast Consolidated School

Lot Size 84.1 acres / Acres 84.10

High Montague Regional High School

Square Footage (MLA) 1,710

Total Fin SqFt (TLA) 1,710

Building Dimensions 24x30+15x18
Road Public

Virt Tour URL

List Date 10/8/2019

Acceptance Date

Firm Date

Closing Date

Possession Negotiable.

Directions to Property From Belfast, south on Rte 207, left/east on Rte 205 Colville Road, property on left just before the Confederation Trail pass-over.

Listing Office 1 - Office Name BLUEFIELD REALTY

Inclusions Fridge, Jenn-Air cooktop/grill, wall oven, microw...	Heat/Cool Fireplace, Furnace	Exterior Wood Shingles
Exclusions Personal items and some furnishings.	Fuel Type Oil, Wood	Driveway/Pkg Single
Farm Type Acreage, Cash Crop	Garage	Basement Full, Undeveloped
Property Size 50 to 100 Acres	Water Well	Foundation Concrete
Land Features Partially Cleared, Landscaped, Level, Wooded/Treed, Year Round Road	Sewage Septic	Features Alarm System, Satellite Dish, Secondary Suite, Wood Fireplace, See Remarks
Farm Features	Utilities Electricity, High Speed Internet, Telephone	Roof Asphalt Shingle
Comm Featur... Golf Course, School Bus Service, Beach	Rental Equip. None	Flooring Hardwood
	Soil	Appliances Cooktop, Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator
	Structures Barn	Doc on File See Instr. To Members

Property Overview Here is a very rare opportunity; a Century homestead bordering the Confederation Trail with 80+ acre mix of cultivated fields and woodland, a traditional farm-style 3 bed/1 bath home, a separate studio/guest house, and a 2 storey barn. This property has been in the family for 4 generations. The original owner arrived from Scotland in the 1850's and built the house. The current owner completed extensive improvements and renovations. The house features solid wood flooring throughout. Downstairs includes large eat-in galley style kitchen with marble pastry board and Jenn-Air cooktop/grill, a walk-through pantry to the bright dining room, a genteel living room with magnificent marble fireplace mantle and a cozy library nook. Large bright Master bedroom is upstairs along with 2 more bedrooms and 4pc. bathroom with nostalgic soaker tub and toilet and a separate tiled shower. Full concrete basement is unfinished and houses both wood and oil furnaces and utilities. Outside features include a very private yard with some magnificent century old trees, a charming 17x20 artist studio/guest house with wood stove, kitchen and 3pc. bath, a 20x30 barn with 2nd storey loft, and absolute peace and tranquility. Situated along a quiet year-round country road, this property is a must-have. Minutes from Coopers Store, the heart of the neighbourhood, minutes from golf and beaches, and within easy proximity to Charlottetown and all amenities. A rare find in a great location! (Note: HST applicable on farm acreage only and to be determined.)

AG Bedrm 3	BG Bdrm 0	# Bdrm 3	HST HST over and above the purchase price	Garage No
F Baths 1	H Baths 0	T Baths 1	PDS No	Sign Yes
Master On Main Floor? No			Lockbox Yes	Lbox Location
Building Age	Yr Built 1850		Int. Photos Allowed Yes	
Year Built Unknown Yes			Title to Land Freehold	Parking Details

Floor	Room	Size	Floor	Room	Size	Floor	Room	Size
Main Floor	Living Room	21x11	2nd Level	Bedroom	12x9			
Main Floor	Living Room	6.6x12 Library/den	2nd Level	Bath 1	9x10 4pc.			
Main Floor	Dining Room	13.6x11 irregular						
Main Floor	Eat In Kitchen	18x18						
Main Floor	Kitchen	4.6x8 Kitchen Pantry						
2nd Level	Master Bedroom	18x10 irregular						
2nd Level	Bedroom	10x11						

Workable Acres 34	Treed Acres 50	Fenced Acres	Approx Total Acres 84.10
Pasture Acres	Waste Acres	Tilled Acres 34	

#	Barn Type	Dimensions	Capacity	#	Barn Type	Dimensions	Capacity
1	Barn	20x30		3			
2	Other	17x17		4			

MARION ENDERT - Main: 902-394-0202

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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.