



**Address** 1286 Colville Road  
**Listing Price** \$375,000  
**MLS #** 201923824  
**Region** Eastern PEI  
**Province** PE  
**Postal Code** C0A 1A0  
**List Date** 10/8/2019  
**Class** Residential  
**Type** Single Family  
**BUILDING STYLE** 2 Level  
**LotSize** 84.1  
**ApxTAcre** 84.10  
**SqFootage** 1,710  
**BLASqFeet** 0  
**TFinSqFt** 1,710

**PID #** 853408  
**PID #2** 333625  
**Zoning** Rural  
**Tax Amount** \$1,732  
**Tax Year** 2019  
**Assessment** \$127,600  
**Assessment Year** 2019  
**Occupancy** Owner  
**Title to Land** Freehold  
**Building Dimensions** 24x30+15x18  
**PROPERTY SIZE** 50 to 100 Acres  
**LAND FEATURES** Partially Cleared, Landscaped, Level,



Virt Tour URL

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

**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.

**PROPERTY OVERVIEW**

**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.)

**PDS Completed** No

**INCLUSIONS, EXCLUSIONS AND PROPERTY FEATURES**

**APPLIANCES INCLUDED** Cooktop, Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator

**Inclusions** Fridge, Jenn-Air cooktop/grill, wall oven, microwave, dishwasher, washer, dryer. Note: Furnishings negotiable.

**EXTERIOR FINISH** Wood Shingles  
**GARAGE** None  
**DRIVEWAY /PARKING** Single

**RENTAL EQUIPMENT** None

**Exclusions** Personal items and some furnishings.

**AbvGrdBeds** 3  
**BlwGrdBeds** 0  
**Tbaths** 1  
**FullBaths** 1  
**HalfBaths** 0  
**BldgAge**  
**ApxYrBlt** 1850

**HEATING/COOLING TYPE** Fireplace, Furnace  
**FUEL TYPE** Oil, Wood  
**WATER SOURCE** Well  
**SEWAGE DISPOSAL** Septic  
**Waterfront** No  
**Water Frontage Units**

**BASEMENT FOUNDATION** Full, Undeveloped Concrete  
**Sign** Yes  
**Rental Income**  
**HST** HST over and above the purchase price

**ROOM DIMENSIONS**

Floor	Room	Size	Floor	Room	Size
Main Floor	Living Room	21x11	2nd Level	Bedroom	9x10
Main Floor	Living Room	6.6x12 library	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	18x19 irregular			
2nd Level	Bedroom	12x9			



Compliments of **MARION ENDERT**

**BLUEFIELD REALTY**

Listing Office 1 - Office Name BLUEFIELD REALTY



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