



**Address** 2602 Lower Bedeque Road  
**Listing Price** \$798,500  
**MLS #** 202022202 **PID #** Parcel 1 P/O 688234  
**Region** North & South Shore **PID #2**  
**Province** PE **Zoning** R  
**Postal Code** C0B 1C0 **Tax Amount** \$1,087  
**List Date** 10/24/2020 **Tax Year** 2020  
**Class** Residential **Assessment** \$181,600  
**Type** Single Family **Assessment Year** 2020  
**BUILDING STYLE** 2 Storey **Occupancy** Owner  
**LotSize** 18 acres **Title to Land** Freehold  
**ApxTAcre** 18.00 **Building Dimensions** 23x18.5+8x18.5+29x37  
**SqFootage** 3,040 **PROPERTY SIZE** 10 to 49.99 Acres  
**BLASqFeet** 0 **LAND FEATURES** Cleared, Landscaped, Level  
**TFinSqFt** 3,040 , Stream/Pond, Year Round



Virt Tour URL  
**Open House Start Date**  
**Open House Start Time**  
**Open House End Time**

**Directions to Property** From Hwy 10, north west onto Rte 112 for approx 7.5 km, property on right.

**PROPERTY OVERVIEW**

**Property Overview** Beautiful country home and 18 wonderful waterfront acres on Bedeque Bay. The 3 bedroom property offers just over 3,000 square ft of elegant living space with attention to detail. Hand-laid hardwood covers the main floor, custom trim work graces the huge windows, lovely archways open to the downstairs living rooms, magnificent solid wood staircase leads to huge bedrooms, upstairs hallway features lovely custom-cabinetry, built-in drapery tracks disappear into the ceilings and high-end interior window coverings offer even more energy efficiency in winter. This home has been completely redone both inside and outside by a skilled master craftsman and the workmanship is superb. Main floor features an 8 ft wide center hallway with an imported energy-efficient German-tile woodstove. The large living room flows into the formal dining room directly off the spacious kitchen. The kitchen features the imported energy-efficient German-tile fireplace and comes with the Island tradition pantry kitchen as well as a separate and inviting breakfast room. The large second living room/den is directly across the hallway from the front living room. An enclosed porch, a laundry room and a 3pc bathroom complete the main floor. The second floor features 2 huge bedrooms with European-style closets and the third huge bedroom with a secret door to the loft. Across the hall is the main bath with his and her sinks and a deep Jacuzzi tub; down the hall is the 16x20 loft which could become the new master suite, the home office, the media room, the den and/or the crafts room. Outside, the 18 acre property features an attractive circular driveway, a 19x34 wired garage, a 50x80 wired barn, a swimming pond, and 868 ft of waterfront. This is truly a very special Island gem offering a

**INCLUSIONS, EXCLUSIONS AND PROPERTY FEATURES**

**APPLIANCES INCLUDED** Range - Gas, Dishwasher, Dryer - Gas, Washer, Microwave, Refrigerator  
**Inclusio ns** Gas range, fridge, dishwasher, microwave, washer, dryer.  
**EXTERIOR FINISH** Wood Shingles  
**GARAGE DRIVEWAY /PARKING** Detached, Double, Wired Circular, Gravel, Parking Spaces(s), Single  
**BASEMENT FOUNDATIO N** Fully Developed Concrete, Stone  
**Sign** Yes  
**Rental Income**  
**HST** HST over and above the purchase price

**RENTAL EQUIPMENT** Propane Tank  
**Exclusio ns** Furnishings negotiable with exception of personal items.

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

**HEATING/COOLING TYPE** Fireplace, Furnace, Stove  
**FUEL TYPE** Oil, Wood  
**WATER SOURCE** Drilled Well  
**SEWAGE DISPOSAL** Septic  
**Waterfront** Yes  
**Water Frontage Units** Feet  
**WATER ACCESS** Access: Bay, /MFW

**ROOM DIMENSIONS**

Floor	Room	Size	Floor	Room	Size	Floor	Room	Size
Main Floor	OTHER	27x8 Center hall	Main Floor	Laundry	9x8	2nd Level	OTHER	16x20 Loft
Main Floor	Living Room	14x14+7x5	Main Floor	Porch	17x7	2nd Level	Bath 1	13.5x12 3pc
Main Floor	Dining Room	11x13	Main Floor	Bath 1	8x5 3pc	2nd Level	OTHER	21x8.5 hallway
Main Floor	Living Room	13x14+7x5	Main Floor	OTHER	4x5 Cloakroom			
Main Floor	Eat In Kitchen	17x15	2nd Level	Master Bedroom	14.5x13.5			
Main Floor	Kitchen	7x7 Pantry kitchen	2nd Level	Bedroom	13x13			
Main Floor	OTHER	6.5x13 Break-fast nook	2nd Level	Bedroom	13x12			



Compliments of **MARION ENDERT**

**BLUEFIELD REALTY**

Listing Office 1 - Office Name BLUEFIELD REALTY



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