

## STANDARD



<b>Listing Status</b>	ACTIVE	<b>Picture Count</b>	31
<b>MLS #</b>	201715373		
<b>Class</b>	Residential		
<b>Type</b>	Single Family		
<b>Style</b>	Residential		
<b>PID #</b>	945311		
<b>Listing Price</b>	\$549,900		
<b>Original Price</b>	\$549,900		
<b>Address</b>	4405 Route 20		
<b>Community</b>	Park Corner		
<b>Region</b>	North & South Shore		
<b>Province</b>	PE		
<b>Postal Code</b>	C0B 1M0		
<b>Building Dimensions</b>	42x36		
<b>Lot Size</b>	10		
<b>Approx Total Acres</b>	10.00		
<b>Zoning</b>	R		



## PROPERTY OVERVIEW

**Property Overview** Welcome to your new Prince Edward Island lifestyle. There's no other home like this on PEI! A custom built home, surrounded by miles of white sand beaches, sand dunes, Anne of Green Gables' Lake of Shining Waters, walking trails, & all at your footsteps. Spectacular views from the many windows of this fabulously placed 10 acre home, peaking to a hill on the north end. Unlike most properties in the area, your new home or seasonal retreat affords year round access. Located in Park Corner on the North Shore, it is known for its ocean views, & the sound of crashing waves. The North shore offers the true oceanfront experience. People travel for thousands of miles to frolic on local beaches, & visit the home of L.M. Montgomery, author of Anne of Green Gables. View breathtaking scenes, the subject of many artists, photographers & shutterbug tourists. The landscape is peppered with rolling hills, quaint cottages, & lobster boats. It doesn't get any more Atlantic Canadian. There's no place like Park Corner. Whether it's the view of the horse & buggy in the distance taking tourists around the Lake of Shining Waters, a stroll along the beach, or simply taking in the large abundance of wildlife, this is truly a nature lover's dream. In the winter, snowshoe, cross country ski, & then come into your beautiful country kitchen around a warm cozy fire. In any season you are in for a truly enjoyable experience. Park Corner is located amidst North Rustico, Cavendish, Summerside, Charlottetown, & the Confederation Bridge. It offers easy access to the Charlottetown Airport, golf courses, restaurants, with entertainment surrounding you. Your new home was built by one of PEI's premiere builders, the footprint positioned perfectly for panoramic views. For the business minded buyer this would make an excellent weekly vacation rental. Wow! 24 HOUR A DAY OPEN HOUSE ON VIDEO! Click on the Multimedia Link to view the YouTube video, many more photos, & aerial photographs. Be sure to subscribe!

## SHOWING INSTRUCTIONS

**Showing Instructions** Call Michael 902-626-6912

## GENERAL INFORMATION

<b>Possession</b>	Neg.
<b>Assessment</b>	\$262,500
<b>Assessment Year</b>	2017
<b>Tax Amount</b>	2816
<b>Tax Year</b>	2017
<b>HST</b>	Exempt from HST
<b>Sign</b>	Yes
<b>Road</b>	Public
<b>PDS Completed</b>	Yes
<b>Restr/Prot Covenants</b>	No
<b>Rental Income</b>	Potential
<b>Garage</b>	Yes
<b>Building Age</b>	12
<b>For Sale / For Rent</b>	For Sale
<b>Expiry Date</b>	6/10/2018
<b>Include in DDF</b>	Yes
<b>Virt Tour Pub Site Access</b>	Yes
<b>Occupancy</b>	Owner
<b>Listing Member1 CREA ID</b>	1074546
<b>Listing Office1 CREA ID</b>	1238332
<b>Sold Price per SqFt</b>	0
<b>Association</b>	Prince Edward Island Real Estate Association
<b>Geocode Quality</b>	Manually Placed Pin
<b>IDX Include</b>	Y

DDF Linkback URL www.michaelshomes.com  
Input Date 6/19/2017 12:22 PM  
Update Date 6/22/2017  
HotSheet Date 6/19/2017  
Input Date 6/19/2017 12:22 PM  
Subject to SOBP No

## GARAGE DETAILS

Garage Details Double

## WATERFRONT

Waterfront No

## ROOMS AND THEIR SIZES

# Above Grade Bedrooms	4	Number of Bedrooms	4
# Below Grade Bedrooms	0	Total Baths	3
Full Baths	2		
Half Baths	1		
Room 1 Dimensions	21 x 23.10		
Room 1 Level	Main Floor		
Room 1 Type	Kitchen		
Room 2 Dimensions	18 x 11.9		
Room 2 Level	Main Floor		
Room 2 Type	Living Room		
Room 3 Dimensions	15.8 x 16.5		
Room 3 Level	2nd Level		
Room 3 Type	Master Bedroom		
Room 4 Dimensions	10 x 16.7		
Room 4 Level	2nd Level		
Room 4 Type	Bedroom		
Room 5 Dimensions	15.2 x 13.1		
Room 5 Level	2nd Level		
Room 5 Type	Bedroom		
Room 6 Dimensions	18.5 x 15.6		
Room 6 Level	2nd Level		
Room 6 Type	Bedroom		

## FEATURES

<b>BUILDING STYLE</b> 2 Storey	<b>FUEL TYPE</b> Electric Pellet Solar	<b>DRIVEWAY/PARKING</b> Double Gravel Parking Spaces(s)	<b>RENTAL EQUIPMENT</b> None
<b>PROPERTY SIZE</b> 10 to 49.99 Acres	<b>WATER SOURCE</b> Well	<b>FEATURES</b> Balcony Air Exchanger Alarm System Ensuite Bath Satellite Dish Wheelchair Access Water Jet Tub	<b>WATER ACCESS/VIEW</b> View: Ocean View: Other
<b>BASEMENT</b> None	<b>SEWAGE DISPOSAL</b> Septic	<b>APPLIANCES INCLUDED</b> Dishwasher	<b>LAND FEATURES</b> Landscaped Year Round Road
<b>FOUNDATION</b> Slab	<b>UTILITIES</b> Electricity High Speed Internet Telephone		<b>DOCUMENTS ON FILE</b> Aerial Photos Blueprint Floor Plan Land Survey
<b>EXTERIOR FINISH</b> Vinyl	<b>GARAGE</b> Attached Double Heated		<b>STRUCTURES</b> Shed
<b>ROOF</b> Asphalt Shingle			
<b>FLOORING</b> Ceramic Hardwood			
<b>HEATING/COOLING TYPE</b> In Floor Radiator			

## LISTING MEMBER/OFFICE

Listing Member 1 MICHAEL POCZYNEK - Main: 902-626-6912  
Listing Office 1 CENTURY 21 NORTHUMBERLAND REALTY - 902-436-2265  
Co-Opg Broker Comp 3%

## STATUS & DATES

List Date	6/19/2017	Client Hit Count	3
Interior Photos Allowed	Yes	Agent Hit Count	45
Virt Tour URL	Virt Tour URL	Days On Market	3

## PROPERTY SALE INFORMATION

## ADDITIONAL PICTURES





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**DISCLAIMER**

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.