



417 Earnscliffe Road Vernon Bridge Prince Edward Island

\$160,000

This 3 bedroom, 2 bathroom home with ample square footage in a peaceful country setting 15 - 17 mins to Charlottetown could be the affordable family home you've been waiting for. An especially large dining room with original hardwood floors at the centre of the main level will be ideal for large family meals and holiday celebrations. The bedrooms are generous sizes; the primary being especially large and includes two large closets. The property boasts many mature softwood and hardwood trees making for ample privacy and the feeling of being surrounded by nature. If some larger trees were cleared by the new home-owner, there would be impressive views of the Pownal Bay with rolling country hills. Though this 100+ year old home will benefit from some updating, some recent investments/updates have been completed and include: heat pump in living room, electrical panel, hot water heater, skylights in one of the bathrooms and one of the bedrooms, septic, roof and blown-in insulation in the attic. This character-filled home is just waiting for new owners to update it to their liking and give it the love it deserves. Both the house itself and the property have the potential to be something very special; with some updating and TLC the likely increase in value here is appealing. The lot size is over 1.5 acres and the property is high, dry land. *A new driveway will need to be installed by the buyer after closing but a new Well will be installed prior to closing at vendor's expense. (id:6769)

Primary Bedroom 17.56x13.61

Bedroom 15.17x10.5

Bedroom 12.17x9.74

Bath (# pieces 1-6) 7.49x7.53

Bath (# pieces 1-6) 8.05x7.89

Living room 20.9x11.10

Dining room 21.9x10.10

Kitchen 14.78x11.50

Other 9.9x6.49

Porch 9.09x16.76

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