



697 Vernon River Road Vernon River Prince Edward Island

\$825,000

Looking for a private retreat with endless possibilities, then check out 697 Vernon River Road. Vernon River is 20 minutes east of Stratford and 25 minutes from Charlottetown. The two storey home built in 1995 is post and beam construction with hardwood floors throughout. Downstairs is a large kitchen, dining and living room with wood burning fireplace. There is also a large study with built ins and a cozy wood stove for those winter evenings. A great room for reading your favorite book or enjoying a glass of wine in front of the fire. There is a half bath with washer and dryer on the main floor. Upstairs there are two large bedrooms with Cathedral ceilings and an open area suitable for an office. There is a four piece bath off the Master with access from the hallway. The basement has a large room that is 24 X 13 and is drywalled and with two windows. The room is presently used as an exercise room and office, and could be easily converted to a third bedroom. The exterior has cedar siding and was painted in 2023. The property is 39 acres of waterfront located on the Vernon River, with a two car garage and attached horse barn with two stalls. The loft above can be used for storing hay or other items. The barn has both electricity and water. There is also a run in shed and lots of paddocks. There is 8 acres of farmland, and some pastureland. This is a great property for a horse lover, room for a racetrack and only 25 minutes from the race track. This is a unique property that would be ideal for Artists and Writers and would also make a great Air BnB. There is potential to convert the garage and barn into a second living space. (id:6769)

- Bath (# pieces 1-6) 11 x 8
- Primary Bedroom 20 x 14.5
- Bedroom 13.9 x 10.1
- Other 12 x 8.5
- Kitchen 13.7 x 12.3

- Dining room 14.3 x 10.4
- Living room 20.4 x 14.3
- Den 24 x 12.6
- Bath (# pieces 1-6) 10 x 6
- Other 12 x 8

Listing Presented By:



Originally Listed by:
COLDWELL BANKER/PARKER
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