



# 165 Beech Hill Road Vernon River Prince Edward Island

\$459,900

Located 10 minutes to Montague & 20 minutes to Charlottetown, 165 Beechill Road offers your family plenty of room to grow, with an amazing 7 bedrooms, 2 full bathrooms & over 2200 sq ft, this home is worth a look! Located in the Vernon River School district, on a quiet road, with stunning upgrades, this home is priced to sell quickly! The yard offers large trees, a great playground area & a massive 10x50 deck. Step inside & appreciate the customized drop-zone for your busy family, an updated eat-in kitchen with well-sized pantry, newer stainless appliances, custom backsplash & stunning 2-tone cabinetry. The huge dining/living room has a newer heat pump and there is new hardwood flooring throughout most of the upstairs. Tucked away are 3 bedrooms, a full bathroom and great storage. Downstairs there are 4 full bedrooms (the primary with a walk-in closet), another full bathroom, the laundry room and a massive utility room which houses the furnace and storage galore! Upgrades include: furnace, flooring, new doors, vinyl windows, a heat pump, shingles in 2019, separate generator panel, furnace in 2020, 12x16 wired building, a 12x8 garden shed & playground equipment. All measurements to be verified by purchaser. (id:6769)

Primary Bedroom 16.4 x 12.6

Other Walk-in Closet 6x6

Bedroom 14x11

Bedroom 11 x 11

Bath (# pieces 1-6) 11 x 7.8

Bedroom 11 x 11

Laundry room 4.11 x 3

Utility room 20 x 19

Foyer 11 x 7

Kitchen 15.10 x 16.01

Living room /Dining 14.1x29

Bedroom 10.9 x 9.8

Bedroom 10.9 x 10.4

Bedroom 14.3 x 9.3

Bath (# pieces 1-6) 10.9 x 9.3

Other Walk-in Pantry 3.3x6

Other Deck 10x50

Other Building 12x16

Other Shed 8x12

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER/PARKER  
REALTY MONTAGUE

**RE/MAX Kelowna**

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100-1553 Harvey Avenue ,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
dallas@remaxkelowna.com

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