



## 7517-7521 Trans Canada Highway Vernon Bridge Prince Edward Island

\$669,000

A beautifully updated historic estate that has four rentable residences. An Investor's Dream. Located just 15 minutes from Charlottetown in picturesque Vernon Bridge. This property has the option of income potential from both long-term tenants and/or short-term tourism short term rentals. The estate includes a beautifully maintained main house and two additional residential buildings, currently configured as three fully equipped rental units, each with separate entrances, private living spaces. Current Rental Breakdown: Main House (1596 sq ft): Currently Owner Occupied but could be rented and features 2 bedrooms, 2 baths, spacious living and dining rooms, sunroom, office, laundry, and a Country Kitchen. The Hummingbird (1288 sq ft, Blue Building #2): 2-bedroom, 2-bathroom, currently a monthly rental at \$1800 per month. The Blue Jay (700 sq ft, Main Level in Building #3): 2-bedroom, 1-bathroom unit currently at \$1700 per Month. The Robin (570 sq feet, Upper Level Building #3): 1-bedroom, 1-bathroom unit, currently rented at \$1500 per month. The entire property has undergone recent significant improvements and updates including a newer large heated Garage/Workshop (2022). The property is surrounded by stunning gardens, fruit trees and a lovely courtyard. Located minutes from kayaking and water recreation on Vernon River, also lovely water views from the property. Whether you're expanding your rental portfolio, seeking a live-in landlord setup, or looking for income generating property this is a fantastic opportunity with a total of over 4000 sq feet of finished living space. (id:6769)

Bedroom 11.6x18.

Bedroom 11.x16.

Bath (# pieces 1-6) 5.6x7.

Sunroom 8.x19.

Living room 16.x20.

Den 5.6x18.

Dining room 14.x12.

Kitchen 10.x13.

Dining nook 5.6x9.

Laundry room 6.x20.

Bath (# pieces 1-6) 4.6x8.6

Listing Presented By:



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ROYAL LEPAGE PRINCE EDWARD  
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