



## 279 Riverview Crescent Vernon Bridge Prince Edward Island

\$513,000

If you are looking for a large family home, with stunning views, between Charlottetown & Montague & 5 minutes to the Pownal Rink, here it is: 279 Riverview Crescent is a classic PEI farm house with many modern updates & a new roof! The huge entry, with vaulted ceiling, offers access to the laundry, pantry/storage & downstairs bathroom (with walk-in shower), as well as a double, oversized garage featuring heated floors. There is a developed space above the garage for extra bedrooms, den, or perhaps create an income property with a separate access? Enter the warm & welcoming familyroom, which leads to the eat-in kitchen/dining area. Note the granite countertops, with undermount sink, classic stove, hidden pantry & beautiful windows. Around the corner, is the front entry, leading to the stairway & a parlour/formal livingroom- this space can easily convert to a 4th bedroom, allowing for main floor living. Upstairs, there is a full bathroom & 3 well-sized bedrooms. Floors are easy to maintain hardwood, laminate & porcelain tiles, making cleaning a breeze- especially with the new central vac! This home features custom blinds, lots of original woodwork, is wired for a Generac & you'll love the mature, manicured lot with shed. With 3 heat pumps, a Fawcett forced air wood/oil combo furnace & a Saturn oil fired hot water furnace, you have lots of choices for heating & cooling. Home is wired for generator with 2 panels in basement & a separate panel in the garage. All measurements to be verified by purchaser. (id:6769)

Primary Bedroom 14.9 x 13.9

Bedroom 20.3 x 12.4

Bedroom 10.7 x 16.5

Bath (# pieces 1-6) 6.5 x 5.4

Other Above Garage(bed/Rec)29x23.1

Storage 23.1x3.9

Living room 14.6 x 15.6

Eat in kitchen 21.1 x 14.4

Other Pantry 5x3.4

Family room 13.7 x 7.7

Family room 13.2 x 14.3

Foyer 28 x 10.9

Bath (# pieces 1-6) 8.4 x 7.6

Laundry room 8.6 x 14.3

Other Entry(front)4.8x5.2

Other Entry 2.1 x 1.4

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER/PARKER  
REALTY MONTAGUE



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.