



## 22 Ross Road Vernon Bridge Prince Edward Island

\$499,999

22 Ross Road in Vernon Bridge is a 1937 Dutch Colonial style farmhouse with several updates yet maintaining the character of older homes. Downstairs you will find a large kitchen with breakfast bar and dining room with built in china cabinet. The large living room has a propane fireplace and built in bookcase. Both rooms have original maple floors that were refinished in 2009. Downstairs there is a four piece bathroom with whirlpool bath tub and a large entry way. A new addition to the house was built in 2007. There is a large laundry room with tons of closet space. Off the laundry room is an office with a built in oak book case. Downstairs is a large rec room. Upstairs there are four bedrooms and a four piece bath with a whirlpool tub. There is a separate apartment with this home and this addition was built in 1995. There is a large living and dining room with a galley kitchen. There is also a bedroom or den on this floor as well as a four piece bathroom with a whirlpool tub and a Stackable washer and dryer. Upstairs is a large Primary suite with water views, a four piece bath and a large walk in closet. The apartment has hardwood floors throughout. The apartment is presently rented but would be ideal as an in law suite. The original house is heated by a Ducted heat pump and the apartment by two heat pumps. The owners of the adjacent parcel will be adding additional acreage to this PID to create a parcel of +/- 4.9 acres. Owners are family members of the Realtor. (id:6769)

Bath (# pieces 1-6) 10 x 6

Primary Bedroom 12.9 x 12.5

Bedroom 12.5 x 11.1

Bedroom 12.2 x 9.2

Bedroom 9.11 x 9.10

Primary Bedroom 15.3 x 14.4

Ensuite (# pieces 2-6) 12.3 x 6.6

Recreational Games room 21.9 x 16

Living room 18.6 x 12.9

Den 10.4 x 10

Laundry room 20.9 x 10.7

Bath (# pieces 1-6) 8.6 x 8.6

Porch 10 x 7

Kitchen 10.7 x 6.7

Living room 21.9 x 16

Bath (# pieces 1-6) 11.6 x 10

Listing Presented By:



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COLDWELL BANKER/PARKER  
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Kitchen 16.9 x 13.6  
Dining room 13.2 x 12.5  
Bedroom 17.1 x 9.3