

STANDARD



Listing Status	ACTIVE	Picture Count	22
MLS #	201905042		
Class	Residential		
Type	Single Family		
Style	Detached		
PID #	1039163		
Listing Price	\$341,000		
Original Price	\$341,000		
Address	9 Town View Crescent		
Community	Cornwall		
Region	Cornwall		
Province	PE		
Postal Code	C0A 1H4		
Building Dimensions	44.5 x 32.5 + 16.1 x 24.4		
Lot Size	0.23		
Approx Total Acres	0.23		



PROPERTY OVERVIEW

Property Overview Immaculate Bungalow Available in Cornwall, Prince Edward Island, Canada. Property is situated high overlooking the neighbourhood and ensuring a level of privacy. Minutes from the TCH makes the accessibility for commuting a definite bonus from this properties location. Featuring a covered verandah at the front of this home that enters into a spacious entry way, that leads into a large bright living room. This is not your typical cookie cutter home, you will find quality finishes with rounded walls, a modern layout with a large kitchen/dining room with patio doors to private deck. The main floor also features three bedrooms with a master featuring a private ensuite bath. The unfinished lower level would easily allow for two more bedrooms with a media room and a games room area with a roughed in third bathroom. You are not going to want to miss out on this great opportunity in this growing PEI Community! Call today for your private viewing!

SHOWING INSTRUCTIONS

Showing Instructions Please contact Patty Campbell at 902.626.6622

GENERAL INFORMATION

Possession	Negotiable	Approx Year Built	2010
Assessment	\$209,900	Square Footage (MLA)	1,446
Assessment Year	2018	Total Fin SqFt (TLA)	1,446
Tax Amount	3203.84	PID Y/N	Yes
Tax Year	2018	Publish to Realtor.ca	Yes
HST	Exempt from HST	Additional PID	No
Sign	Yes	Title to Land	Freehold
Road	Public	Listing Member2 CREA ID	1074546
Lockbox	Yes	Listing Office2 CREA ID	1238332
PDS Completed	Yes	Sold As Is, Where Is	No
Restr/Prot Covenants	Yes	Price per SqFt	236
Rental Income	No	Association	Prince Edward Island Real Estate Association
Garage	Yes	Associated Document Count	4
Building Age	9	Doc Manager	0
For Sale / For Rent	For Sale	Price Per SQFT	\$235.82
Expiry Date	9/18/2019	Exclusive Listing	Normal
Include in DDF	Yes	Update Date	3/19/2019 9:07 PM
Virt Tour Pub Site Access	Yes	Status Date	3/19/2019
Occupancy	Owner	Price Date	3/19/2019
Listing Member1 CREA ID	1207027	Subject to SOBP	No
Listing Office1 CREA ID	1342718		
Sold Price per SqFt	0		
Master On Main Floor?	Yes		
Zoning	RES		
Seller 1 Name	Edwina Tuttle		
Geocode Quality	Exact Match		
IDX Include	Y		
Input Date	3/19/2019 9:07 PM		
Update Date	3/19/2019		
HotSheet Date	3/19/2019		
Input Date	3/19/2019 9:07 PM		
Publish Addr to Pub Sites	Yes		

GARAGE DETAILS

Garage Details Single garage, heated, insulated and in-floor heating.

WATERFRONT

Waterfront No

ROOMS AND THEIR SIZES

# Above Grade Bedrooms	3	Number of Bedrooms	3
# Below Grade Bedrooms	0	Total Baths	2
Full Baths	2		
Half Baths	0		
Room 1 Dimensions	18.11 x 15.5		
Room 1 Level	Main Floor		
Room 1 Type	Kitchen		
Room 2 Dimensions	Combined		
Room 2 Level	Main Floor		
Room 2 Type	Dining Room		
Room 3 Dimensions	18.6 x 11.7		
Room 3 Level	Main Floor		
Room 3 Type	Living Room		
Room 4 Dimensions	8.4 x 5.5		
Room 4 Level	Main Floor		
Room 4 Type	Bath 1		
Room 5 Dimensions	8.4 x 6		
Room 5 Level	Main Floor		
Room 5 Type	Ensuite Bath 1		
Room 6 Dimensions	15.10 x 11.8		
Room 6 Level	Main Floor		
Room 6 Type	Master Bedroom		
Room 7 Dimensions	13 x 10.5 IR		
Room 7 Level	Main Floor		
Room 7 Type	Bedroom		
Room 8 Dimensions	12.10 x 10.1 IR		
Room 8 Level	Main Floor		
Room 8 Type	Bedroom		

FEATURES

BUILDING STYLE Bungalow	HEATING/COOLING TYPE Baseboard	UTILITIES Electricity	RENTAL EQUIPMENT None
PROPERTY SIZE Under 0.5 Acres	Hot Water	High Speed Internet	LAND FEATURES Cleared
BASEMENT Undeveloped	In Floor	Telephone	Landscaped
FOUNDATION Concrete	FUEL TYPE Oil	GARAGE Attached	Level
EXTERIOR FINISH Vinyl	WATER SOURCE Municipal	Single	Year Round Road
ROOF Asphalt Shingle	SEWAGE DISPOSAL Municipal	Heated	COMMUNITY FEATURES Park
FLOORING Ceramic		Wired	Playground
Concrete		DRIVEWAY/PARKING Paved	Public Transit
Hardwood		FEATURES Air Exchanger	Recreation Center
Vinyl		Ensuite Bath	School Bus Service
		Satellite Dish	Shopping
		APPLIANCES INCLUDED Dishwasher	STRUCTURES Deck
		Microwave Rng Hd Combo	

LISTING MEMBER/OFFICE

Listing Member 1	PATTY CAMPBELL - Main: 902-626-6622
Listing Office 1	POWERHOUSE REALTY PEI INC - MAIN: 902-569-2542
Listing Member 2	MICHAEL POCZYNEK - Main: 902-626-6912
Listing Office 2	CENTURY 21 NORTHUMBERLAND REALTY - 902-436-2265
Co-Opg Broker Comp	3%

STATUS & DATES

List Date	3/18/2019	Client Hit Count	20
Interior Photos Allowed	Yes	Agent Hit Count	39
		Days On Market	4

PROPERTY SALE INFORMATION

ADDITIONAL PICTURES



DISCLAIMER

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.