



1587 County Road 12



**Presented by
Laurie Gruer &
Sam Simone**



This could be your gateway to the County: a house full of history and character, minutes from the beach, and remarkably affordable! Having been owned by the same family for seventy years, this charming home is now available for sale – and for your personal taste and style.

Sitting on 1.9 acres, 1587 County Road 12 features a huge double garage with workshop, pretty lawns and gardens, and a charming front verandah. The expansive main floor offers a classic double parlour, a generous kitchen with a vaulted ceiling, and a large dining/family room. Upstairs there are three bedrooms and a full bath, to complement the bath/laundry on the main level.

Full of character and beautifully-maintained period detail, this is the perfect weekend retreat, or full-time residence in one of the County's most-coveted locations: the perfect spot to begin your own history in Prince Edward County!

MAIN LEVEL

Living Room: 21' x 15'5" Laminate floor, double parlour, walk-out to front porch, overlooks yard.

Dining Room: 19'6" x 11'7" Pine floor, walk-out to deck, closet.

Kitchen: 13'5" x 9' Pine floor, overlooks deck and yard, vaulted ceiling, Kenmore stove, NuTone hood fan, Viking refrigerator/freezer.

2-piece bathroom and laundry room with Kenmore washer and Moffat dryer.

SECOND LEVEL

Master Bedroom: 15' x 11'2" Broadloom, walk-in closet.

Bedroom: 15'2"x 10'6" Painted wood floor, closet.

Bedroom: 15'2"x 10'6" Broadloom, overlooks garden.

Office Nook: 6' x 3'10" Broadloom, overlook garden.

4-piece bathroom.

ADDITIONAL INFORMATION

Legal Description: REG COMP PLAN 27 PT LOT 38 RP 47R4070 PART 1.

Lot Size: 192.37 feet x 451.49 feet (1.9 acres) (see survey).

Taxes: \$2,009.31 (2011).

Possession: To Be Arranged.



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