



221 Main Street - Bloomfield



**“Town and Country”
Presented by
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A house in town... with a backyard in the country! This beautifully renovated family home offers the best of both worlds in what may be Prince Edward County's most picturesque village. Thought to date back to about 1875, 221 Main Street now offers all of the conveniences of 2010: a smashing chef's kitchen, an appealing master suite with its own dressing area and bathroom, handsome principal rooms full of original character, two generous kids' rooms, and a main floor laundry and powder room. The large new deck leads to the verdant garden, and then to the charming millpond waterfront. A large carriage house serves as a garage/workshop or would make a terrific artist's studio.

Step in to an elegant family-house – and step out to an idyllic pastoral property!

MAIN LEVEL (also includes a laundry room and a mudroom):

Living Room:	14' x 13'3" 4.27m x 4.04m	Hardwood floor, cornice moulding, built-in corner cabinet.
Dining Room:	20' x 11'6" 6.10m x 3.51m	Pine floor, paneled ceiling, ceiling fan with lighting.
Kitchen:	16'10" x 15'6" 5.13m x 4.72m	Renovated (3 years ago), breakfast bar, ceramic tile floor, walk-out to deck, halogen lighting, oak cabinetry, Frigidaire gas range, Kenmore dishwasher.
Sun Porch:	20'10" x 7'9" 6.35m x 2.36m	Ceiling fan with lighting.
2-piece bathroom.		
<u>SECOND LEVEL:</u>		
Master Bedroom:	20'8" x 15'6" 6.30m x 4.72m	3-year old addition, new teak floor, gas fireplace, walk-in closet, overlooks yard, ceiling fan with lighting, 3-piece ensuite bathroom.
Bedroom:	11'9" x 12'2" 3.58m x 3.71m	Pine floors, His/Hers closets, ceiling fan with lighting.
Bedroom:	11' x 8'6" 3.35m x 2.59m	Pine floor, double closet.

ADDITIONAL INFORMATION:

Legal Description: PLAN 2 PT LT 84.

Lot Size: 82.5' x .52 acres.

Taxes: \$2,417.11 (2011).

Possession: To Be Arranged.

Inclusions: All electrical light fixtures, all window coverings (exc. as below), Frigidaire gas range, Kenmore dishwasher.

Exclusions: GE Profile refrigerator, Frigidaire washer, GE dryer, curtains and rods in front bedroom, curtains and rods in living room, window hanging in dining room.



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