



Coming home...



**234 Main Street
Bloomfield, ON**

**Presented by
Laurie Gruer & Sam Simone**



Thinking of moving your family to the County? We can't imagine a better home for them than here: in the heart of the village of Bloomfield, within walking distance to the school, the shops, and the post office, and set on a deep, private fenced lot which features a stunning inground salt water pool!

Inside, there are exceptionally gracious principal rooms, a main floor family room and study, a large eat-in kitchen plus four bedrooms and three baths. Add in a wood-burning fireplace, an electric fireplace, hardwood floors, a main level laundry, a screened porch and large deck, a recent high-efficiency furnace with central air, new windows, and you end up with a terrific package for your family – all for \$339,000!

An outstanding opportunity in Prince Edward County!

MAIN LEVEL

Living Room:	16'7" x 13'9" 5.05m x 4.19m	Hardwood floor, wood burning fireplace, bay window, overlooks front yard, cornice molding.
Dining Room:	17' x 12' 4.14m x 3.96m	Hardwood floor, cornice molding.
Kitchen:	15'8" x 13'4" 4.78m x 4.06m	Hardwood floor, eat-in kitchen, walk-out to side porch, island, tile backsplash, Kenmore refrigerator/freezer, Kenmore dishwasher, Jenn-Air stove/oven, Broan hood fan.
Family Room:	16'9" x 16'2" 5.11m x 4.93m	Hardwood floor, electric fireplace, walk-out to screen porch, built-in bookshelves, ceiling fan.
Studio/Den:	13'8" x 12'3" 4.17m x 3.73m	Hardwood floor, skylight, French doors, walk-out to deck, walk-out to side porch, ceiling fan with lighting.
2-piece bathroom and cloak room.		

SECOND LEVEL

Master Bedroom:	16'7" x 13'10" 5.05m x 4.22m	Broadloom, walk-in closet, 4-piece ensuite bathroom, ceiling fan, overlooks front and side yard.
Bedroom:	17' x 11'9" 5.18m x 3.5m	Broadloom, double closets, overlooks backyard, ceiling fan with lighting.

Bedroom: 12'8" x 11' Broadloom, closet, ceiling fan with lighting.
3.86m x 3.35m

Bedroom: 12'5" x 9'10" Broadloom.
3.78m x 3.00m

4-piece bathroom.

ADDITIONAL INFORMATION

Legal Description: PLAN 2 LOT 106.

Lot Size: 66 feet x 426.36 feet.

Taxes: \$2,673.68 (2011).

Inclusions: All electrical light fixtures (exc. as below), all window coverings, all broadloom where laid, Kenmore refrigerator/freezer, Kenmore dishwasher, Jenn-Air stove/oven, Broan hood fan, Kenmore washer, Kenmore dryer, Kenmore chest freezer.

Exclusions: Electrical light fixture in front hall, electrical light fixture in dining room, Danby bar fridge in studio/den.

Offering Price: \$339,000.



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