

**813 CLERMONT ROAD, PRINCE COUNTY, PEI, C0B 1M0
1½ ACRES, 5 BEDROOMS, 2½ BATHS \$239,500**



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**I CAN HELP YOU SELL AND BUY
ANYWHERE IN PEI**



Lovely Water-View Country Home 2200 Square Feet on 1½ Acre Lot. 5 Min. from Kensington, 10 Min. from Summerside, 40 Min. from Charlottetown.

Many updates incl. 2012 addition of a fully-windowed sun/breakfast/wood-stove room. The wood stove is sized to heat the entire house.

The Roof has recently been shingled & exterior recently painted. This unique and spacious property has many possibilities that can satisfy the requirements of most families. Make sure you view this house before you make any purchase decision. You will be glad you did.





Large kitchen with island opening to the sun room. Separate dining room.



A Main Floor Master Bedroom with adjacent family room that can be used as a sitting area and retreat from the rest of the house, or that area would be ideal as in-law quarters. The upstairs has 4 bedrooms and 2 bathrooms.

The front of the house has a large foyer that in the past has been used as a dining room, and a formal living room traditionally called the parlor.