



**Address** 90 Campbells Way  
**Listing Price** \$324,900  
**Days On Market** 22  
**MLS #** 201825077  
**Listing Status** ACTIVE  
**Region** Western PEI  
**Community** Cape Traverse  
**Province** PE  
**Postal Code** C0B 1X0  
**Class** Residential  
**Type** Single Family

**Selling Price**  
**SPrice**  
**PID #** 1100353  
**PID #2**  
**Zoning** Res  
**Tax Amount**  
**Tax Year**  
**Assessment**  
**Assessment Year**  
**Occupancy** Owner  
**Title to Land** Freehold  
**Legal Description**  
**Sign** Yes  
**Lockbox** Yes  
**Lockbox Location**  
**Rental Income**  
**Elementary School** Amherst Cove

**LotSize** 1.05  
**ApxAcre**  
**SqFootage** 1,280  
**BLASqFeet**  
**TFinSqFt** 1,280  
**BldgDim** 32x28  
**Road** Private

**List Date** 10/16/2018  
**FirmDate**  
**AccepDt**  
**Closing Date**



## Instructions, Directions, Property Overview

### Instructions to Members

**Showing Instructions** Contact Listing Agent

**Directions to Property** Route 10 East from Borden Carleton. Turn right on Bells point road then left on Campbells Way.

**PDS Completed** No

**Sold As Is, Where Is** Yes

**Property Overview** This brand new home located in a year round beachfront community offering spectacular views, walking access to 3/4 mile sand dune beach and lots of indoor and outdoor family living space is waiting for you. Located where the Cape Traverse River converges with the sand dune beach of Cape Traverse Cove here you can enjoy over a mile of private beachfront, sunsets over the Confederation Bridge, wildlife and all the natural beauty and serenity that will build lifetime memories for you and your family. You will be impressed with this open concept living with 22 vaulted ceiling in main living space with patio doors leading out to the large (48' x 12') deck overlooking the water. The rest of the main level features nine foot ceilings, master bedroom with walk in closet, spacious kitchen, main level laundry and foyer. Upper level has 12 foot ceilings, 2 bedrooms and family room overlooking the water. Construction is in progress so don't wait , BUY NOW and you can pick out your own interior colors, flooring, kitchen and more.

## Inclusions, Exclusions and Property Features

### Inclusions

### Exclusions

**AbvGrdBeds** 3  
**BlwGrdBeds** 0  
**Tbaths** 2  
**FullBaths** 2  
**HalfBaths** 0  
**BldgAge** 2018

**HEATING/COOLING TYPE** Baseboard, In Floor,  
 Radiant  
**FUEL TYPE** Electric  
**WATER SOURCE** Drilled Well  
**SEWAGE DISPOSAL** Septic  
**UTILITIES** Electricity, Telephone  
**Garage** No  
**Garage Details**  
**Waterfront** Yes  
**Water Frontage Units** Feet  
**WATER FRONTAGE** River

**EXTERIOR FINISH** Wood Shingles  
**GARAGE** None  
**DRIVEWAY/PARKING** Gravel  
**BASEMENT** None  
**FOUNDATION** Slab  
**ROOF** Asphalt Shingle  
**FLOORING** Hardwood, Tile  
**DOCUMENTS ON FILE** Aerial Photos, Blueprint,  
 Land Survey, Restrictive  
 Covenants  
**PROPERTY SIZE** 0.5 to 0.99 Acres

## Room Dimensions

Room	Dimensions	Floor	Bedroom	Dimensions	Level
Living Room	16'8x14'8	Main Floor	Bedroom	11'4x8'9	2nd Level
Kitchen	14'3x10'3	Main Floor			
Master Bedroom	12'3x12'4	Main Floor			
Foyer	14x4'9	Main Floor			
Bath 1	9x5'5	Main Floor			
Family Room	10'4x14'8	2nd Level			
Bath 2	7'3x6'2	2nd Level			
Bedroom	13'4x12'6	2nd Level			

### Mobile/Leased Land Fees

**CSA/ABS**

### Mini/Mobile Serial #

**Condo Fee**

### Monthly Condo Fee

**Condo Corp #**

**Seller 1 Name** Mathieu Demers  
**List Office 1** CENTURY 21 NORTHUMBERLAND REALTY - 902-436-2265  
**List Office 2**

**SB Compensation** 2.5  
**List Member 1** WAYNE WALSH - Cell: 902-438-0382  
**List Member 2**

**Selling Office**

**Selling Member**

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.