



**17795 Loyalist Pkwy** **List: \$439,000 For: Sale**  
**Prince Edward County Ontario K0K3L0**  
 Prince Edward County Wellington Prince Edward  
**Taxes: \$2,084.19 / 2017** **SPIS: N** **Last Status: New**  
 Pt Lt 18 Con 1 Hiller Pt 1 47R5000, Pt 2 47R4513; **DOM: 3**

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Detached **Front On: W** **Rms: 11**  
 1 1/2 Storey **Acre: 5-9.99** **Bedrooms: 3 + 3**  
 100 x 8.91 Acres **Washrooms: 2**  
**Irreg:** **2x4x2nd**  
**Dir/Cross St: Loyalist Parkway**

**MLS#: X4024477** **Sellers: Jae Kyong Kim** **Contact After Exp: Y**  
**Open House: 1/27/2018** **From: 2:00** **To: 4:00**  
**Holdover: 90** **Possession: Tba** **Occup: Vacant**  
**PIN#:** **ARN#:**

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Shingle	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Private	<b>Cable TV:</b> N
<b>Basement:</b> Finished	<b>Gar/Gar Spcs:</b> Attached / 1.0	<b>Hydro:</b> Y
<b>Fireplace/Stv:</b> N	<b>Drive Pk Spcs:</b> 10	<b>Gas:</b> N
<b>Heat:</b> Forced Air / Oil	<b>Tot Pk Spcs:</b> 25	<b>Phone:</b> Y
<b>A/C:</b> None	<b>UFFI:</b>	<b>Water:</b> Well
<b>Central Vac:</b>	<b>Pool:</b> None	<b>Water Supply:</b> Drilled Well
<b>Apx Age:</b> 6-15	<b>Energy Cert:</b>	<b>Sewer:</b> Septic
<b>Apx Sqft:</b> 1500-2000	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b> Hobby
<b>POTL:</b>	<b>Prop Feat:</b> Clear View, Rolling, Wooded/Treed	<b>Waterfront:</b> None
<b>Elevator/Lift:</b>		<b>Retirement:</b>
<b>Laundry Lev:</b> Lower		<b>Oth Struct:</b>
<b>Phys Hdcp-Eqp:</b>		

#	Room	Level	Length (m)	Width (m)	Description
1	Kitchen	Main	5.73	x 3.13	W/O To Deck Tile Floor
2	Family	Main	5.94	x 3.13	W/O To Deck Laminate
3	Master	Upper	4.26	x 3.65	W/O To Deck Laminate
4	2nd Br	Upper	3.01	x 2.80	Laminate
5	3rd Br	Upper	3.07	x 2.80	Laminate
6	4th Br	Lower	3.60	x 3.60	Laminate
7	5th Br	Lower	4.26	x 3.60	Laminate
8	Br	Lower	3.60	x 3.60	Laminate
9	Laundry	Lower	3.62	x 2.62	Tile Floor

**Client Remks:** Fast Growing Wellington Area, Prince Edward County In An Area Of Wineries And Vineyards! 8.91 Acre Prime Land Or Country Retreat With A Great Family House Or Vacation Rental Possibilities. Bright Large Master Bedroom Walk Out To Newly Build Deck To Beautiful Huge Field. Fabulous 4 Season Newly Renovate House With Stainless Appliances In Kitchen With W/O To Deck. 5 Min To Wellington Beach And 20 Min To Sandbanks Beach.

**Extras:** Newer S/S Fridge, Dishwasher, S/S Stove, New Washer And Dryer, New Quartz Count Top, All Elfs, All Window Coverings, New Decks Around House, 200 New Fruit Trees. The Elevated, Flat Piece Land For New Development. Great Investment V

**Brkage Remks:** Please Attach Form 801/Sch. Band Disclosure. Email Offer To Sun@Sunkim.Ca. Buyer To Verify Taxes & Measurements

**RIGHT AT HOME REALTY INC., BROKERAGE** Ph: 905-665-2500 Fax: 905-665-3167  
 242 King Street East #1 Oshawa L1H1C7  
 SUN KIM, Salesperson 647-389-5234

**Contract Date:** 1/19/2018 **Condition:** **Ad: Y**  
**Expiry Date:** 6/29/2018 **Cond Expiry:** **Escape:**  
**Last Update:** 1/19/2018 **CB Comm: 2.5% +Hst** **Original: \$439,000**