

\$339,900 - 187 & 188 Sheri Court, Birch Hill

MLS® #202403210

\$339,900

3 Bedroom, 2.00 Bathroom,
Recreational on 0.80 Acres

Birch Hill, Birch Hill, Prince Edward Island

Motivated Seller! You won't want to miss out on this summer paradise that has the potential to become a year-round property! 187 & 188 Sheri Crt combine for 1.63 acres and offer approximately 500 feet of river frontage. Be sure to watch Virt Tour URL. This beautiful property consists of a 1200' sq.ft. 3 bedroom, 2 bathroom cottage with many upgrades including but not limited to, a 200 amp service, a 12' x 14' bunkie, two 8' x 12' sheds, a private boat dock and a 24'.4" x 36'.6" detached garage/building with 3 sets of patio doors that access the concrete covered patio overlooking the river out into the bay. This 6 year old building has it's own 100 amp service. The septic system is all new as of this past summer. The cottage consists of an open concept kitchen, dining and living room. The primary bedroom has an ensuite with clothes dryer. The 2nd bedroom is a good size, while the 3rd bedroom is on the smaller side, and the 2nd full bathroom contains the washing machine. The cottage is completed with a covered and screened in 9'.7" X 23'.5" veranda, that is wonderful for enjoying the beautiful views any time of the day. Lot: PID. 567446 : .80 of an acre , Lot PID. 680835: . 83 of an acre, Combined: 1.63 acres. This is a fantastic property that won't disappoint! Please note: Now available to non-residents of PEI subject to IRAC approval. (id:6289)



Essential Information

Listing #	202403210
Price	\$339,900
Bedrooms	3
Bathrooms	2.00
Acres	0.80
Type	Recreational
Sub-Type	Freehold
Style	Cottage, Camp

Community Information

Address	187 & 188 Sheri Court
Subdivision	Birch Hill
City	Birch Hill
Province	Prince Edward Island
Postal Code	C0B2C0

Amenities

Features	Treed, Wooded area, Sloping, Level
Parking	Detached Garage, Gravel, Other
# of Garages	1
View	River view, View of water
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Satellite Dish, Stove, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Electric Baseboard heaters

Exterior

Exterior	Wood siding
Exterior Features	Landscaped
Foundation	Concrete Block

Listing Details

Listing Office	RE/MAX HARBOURSIDE REALTY
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Listing information last updated on October 15th, 2025 at 11:31am PDT