

\$339,000 - 15 Long Bar Lane, Launching

MLS® #202501378

\$339,000

2 Bedroom, 1.00 Bathroom,
Recreational on 0.00 Acres

Launching, Launching, Prince Edward Island

If you are seeking year-round 'ease of living'(fully insulated and situated on a year-round road)or are in search of a summer property to enjoy beautiful PEI; then this is a property for your consideration. Welcome to 15 Long Bar Lane, nestled amongst year round and seasonal dwellers, where an approximate 15 minute drive will take you to Montague, for all amenities. The ocean views of the Northumberland Strait, are gorgeous from outside and inside the home. A short walk to the water frontage, awaits of where you can enjoy kayaking, beach walks, clamming, bass fishing; the choice is yours. Newly constructed, this 2 bedroom, 1 bath home is heated solely by electric (heat pump plus baseboard electric heating)has 200 amp electrical service, offers two decks, (water facing, 8x10. Facing the lane 10x10+8x13) for entertaining and soaking up the sunshine and is situated on a 0.57 acre lot along with a mini barn for your storage needs. Each bedroom is appointed with two windows, allowing for welcomed natural light and if you appreciate sunrises, look no further than the large living room window, facing east. Spectacular! The foundation under the home, is a 4 foot frost wall and under the sunroom, drilled posts. All appliances are included. All measurements are approximate and must be verified by purchaser(s) if deemed appropriate. HST is applicable and is in addition to the purchase price. Some work to still be completed, (ie: range hood and island counter top, etc) but more than likely will be finished,



prior to your viewing. Come see if this is the property you've been waiting for! (id:6289)

Built in 2024

Essential Information

Listing #	202501378
Price	\$339,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Year Built	2024
Type	Recreational
Sub-Type	Freehold

Community Information

Address	15 Long Bar Lane
Subdivision	Launching
City	Launching
Province	Prince Edward Island
Postal Code	C0A1G0

Amenities

View	Ocean view
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Interior

Appliances	Range - Electric, Dishwasher, Washer/Dryer Combo, Refrigerator
Heating	Electric Baseboard heaters, Wall Mounted Heat Pump

Exterior

Exterior	Vinyl
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Listing Details

Listing Office	COLDWELL BANKER/PARKER REALTY MONTAGUE
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