

\$449,000 - 1179 Route 2, Rollo Bay

MLS® #202506374

\$449,000

3 Bedroom, 2.00 Bathroom,
Single Family on 4.50 Acres

Rollo Bay, Rollo Bay, Prince Edward Island

Welcome to 1179 Rte 2, Rollo Bay ? a tranquil retreat with stunning ocean views! This beautiful 4.5-acre property is set back from the main road, offering privacy and serenity. Surrounded by a golf course and agricultural fields, the views transition seamlessly to the ocean. A large back deck is perfect for entertaining or relaxing while taking in the scenery. The meticulously maintained yard features a charming fire pit, framed by wild rose and lilac bushes. The home's exterior has been recently restored with added insulation and thoughtful updates that enhance its character and efficiency. Inside, you'll find a brand-new kitchen and pantry, a refreshed bathroom, and new flooring in the dining room, pantry, and downstairs bath. Additional updates include a new bathroom upstairs, an updated electric panel, new custom-made closets with French doors and shelving, a new thermostat, and updated outlets. The propane stove setup is ready for the new owners to install their own unit. From the deck, you enter the brand-new kitchen, which flows into the dining area, ideal for gatherings. A custom pantry provides ample storage. To the west, there's a spacious laundry room and full bath. The large living room overlooks the beautifully landscaped property. Upstairs, you'll find three comfortable bedrooms, all with new custom-made closets with French doors and shelving, plus a new second bathroom and office space. A secondary entrance on the east leads into the kitchen and provides



access to the unfinished basement, which has been insulated at the sill for energy efficiency. The basement houses the heating system, electrical panel, and extra storage space. Whether you're looking for a full-time home or seasonal getaway, this property offers the perfect location. Just minutes from Souris and near PEI's white sandy beaches, it provides beauty and convenience. All measurements are approximate and should be verified by buyers. (id:6289)

Essential Information

Listing #	202506374
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Acres	4.50
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1179 Route 2
Subdivision	Rollo Bay
City	Rollo Bay
Province	Prince Edward Island
Postal Code	C0A2B0

Amenities

Amenities	Golf Course, Park, Playground, Shopping
Features	Partially cleared
Parking	Interlocked
View	Ocean view

Interior

Appliances	Stove, Dishwasher, Refrigerator
Heating	Electric, Oil Forced air, Radiant heat
# of Stories	2

Exterior

Exterior	Vinyl
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office EAST COAST REALTY



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