

\$849,900 - 116 Riverbend Lane, North Granville

MLS® #202510852

\$849,900

4 Bedroom, 4.00 Bathroom,
Recreational on 0.97 Acres

North Granville, North Granville, Prince
Edward Island

Welcome to your dream home in North Granville, PEI! This remarkable 4-bedroom, 4-bathroom home sits on a spacious lot with beautiful water views. The main level of this 1.5-storey home boasts a warm and inviting living room, perfect for cozy evenings by the fireplace or entertaining guests! The living space is open to the bright dining area, and the newly remodeled kitchen. The kitchen offers ample storage and counter space, a large eat-at island, a coffee/wine bar area, and large east-facing windows that capture stunning sunrises and provide lots of natural light. The main floor also features three bedrooms and two and a half bathrooms. The primary bedroom is a welcoming retreat, with a spacious walk-in closet and an ensuite bathroom boasting a luxurious soaker tub positioned in front of a large west-facing window, to enjoy picturesque sunsets at the end of the day! Two additional bedrooms, sharing a full bathroom, are positioned at the other end of the home. Completing the main floor is a laundry room with a half bathroom and a mudroom area off the garage. The fourth bedroom is located upstairs with another bathroom and one of the coolest features of this home; the luxurious custom-built full-room closet/dressing suite! This efficient home features a geothermal system, heat pumps, and solar panels for eco-friendly power/heating and cooling, as well as a convenient wired Generac generator system. The outdoor space



is equally impressive, featuring a brick-paved walkway leading to the front porch where you can enjoy the beautiful PEI sunrises over the river with your morning coffee. Out back, there is a large brick-paved patio, perfect for relaxing or entertaining. Explore nearby gems such as Stanley Bridge Marina, popular North Shore beaches, and lots of excellent dining options! Conveniently located, you're just 15 minutes from Kensington, 25 minutes from Summerside, and 30 minutes from Charlottetown for all your amenitie (id:6289)

Built in 2015

Essential Information

Listing #	202510852
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.97
Year Built	2015
Type	Recreational
Sub-Type	Freehold

Community Information

Address	116 Riverbend Lane
Subdivision	North Granville
City	North Granville
Province	Prince Edward Island
Postal Code	C0A1E0

Amenities

Amenities	Golf Course, Park, Playground
Features	Partially cleared, Paved driveway, Level
Parking	Attached Garage, Heated Garage
# of Garages	1
View	River view

Interior

Appliances	Oven, Dishwasher, Dryer, Washer, Microwave Range Hood Combo, Refrigerator
Heating	Geo Thermal, Electric, Propane, Solar Baseboard heaters, Wall Mounted Heat Pump, Hot Water, In Floor Heating
Cooling	Air exchanger
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Wood siding
Exterior Features	Landscaped
Foundation	Concrete Slab

Listing Details

Listing Office POWERHOUSE REALTY PEI INC



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