

\$719,900 - 1383 Route 2, Rollo Bay West

MLS® #202511259

\$719,900

3 Bedroom, 3.00 Bathroom,
Single Family on 15.50 Acres

Rollo Bay West, Rollo Bay West, Prince
Edward Island

Welcome to 1383 Route 2, Rollo Bay West! This stunning 15+ acre property offers a rare opportunity to own sloping land that extends to the shallow, scenic Rollo Bay, accessible via a rustic shale road. As you approach the charming 3-bedroom, 3-bathroom home, you'll be greeted by serene views, a small orchard, a large garden, tillable land, a storage shed, a fenced dog kennel, and a chicken coop - perfect for hobby farming or larger-scale agricultural ventures. Inside, a spacious mudroom entry provides ample storage and pantry space. The main floor features beautiful hardwood floors, a large living room with a striking stone fireplace, and a kitchen outfitted with a classic AGA cooker. Multiple doors lead to a screened-in porch with a farm-style table, ideal for entertaining or enjoying ocean views. A cozy den and a 3/4 bath complete the main level. Upstairs includes a laundry closet, full bath, two generous bedrooms, and a primary suite with an ensuite featuring a walk-in safety tub/shower. A chair lift provides convenient access to this level. The unfinished basement showcases quality construction, including an ICF foundation, forced air HVAC system, and breaker panel - highlighting the home's energy efficiency and thoughtful design. A unique blend of comfort, charm, and land, this property must be seen to be fully appreciated. All measurements are approximate and should be verified by buyers. (id:6289)



Built in 2005

Essential Information

Listing #	202511259
Price	\$719,900
Bedrooms	3
Bathrooms	3.00
Acres	15.50
Year Built	2005
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1383 Route 2
Subdivision	Rollo Bay West
City	Rollo Bay West
Province	Prince Edward Island
Postal Code	C0A2B0

Amenities

Amenities	Golf Course, Playground
Features	Partially cleared, Wheelchair access
Parking	Other
View	Ocean view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Alarm System, Oven - Propane, Stove, Dishwasher, Dryer, Washer, Freezer - Stand Up, Freezer - Chest, Refrigerator
Heating	Electric, Propane, Wood Forced air, Central Heat Pump
Cooling	Air exchanger
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Wood siding
Exterior Features	Partially landscaped

Listing Details

Listing Office

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