

\$1,195,000 - 47 Calm Water Court, North Granville

MLS® #202513982

\$1,195,000

5 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

North Granville, North Granville, Prince
Edward Island

Welcome to 47 Calm Water Court, an unparalleled living experience. This magnificent home is gracefully perched above the serene Trout River, providing breathtaking panoramic views where the river gently curves. With five spacious bedrooms, this residence features and impressive master suite that overlooks the water, exuding tranquility and elegance. One of the additional bedrooms boasts a massive suite complete with its own bathroom and a private balcony, perfect for enjoying the stunning vistas. Every surface of this home has been meticulously renovated, ensuring a fresh and modern aesthetic throughout. The design includes three charming balconies, ideal for soaking up the sun or enjoying the quiet moments in the enclosed backyard. The living room has been transformed into a state-of-the-art media room, equipped with a descending screen and built-in surround sound featuring five speakers for an immersive viewing experience. The lower level offers exceptional versatility, functioning perfectly as an in-law suite. complete with a new kitchenette for added convenience. Currently, one bedroom functions as an office space. A large dock is included, perfect for boating or relaxing by the water's edge, and a 10 x20 sizable boat house/shed. Additionally, a new pavement resurfacing is scheduled for July, enhancing the property's curb appeal. This stunning home is a true sanctuary, offering luxurious



living with the beauty of nature right at your doorstep. The purchaser has the first right of refusal to the seller's lot beside the home for sale PID # 991646. (id:6289)

Built in 2010

Essential Information

Listing #	202513982
Price	\$1,195,000
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Freehold

Community Information

Address	47 Calm Water Court
Subdivision	North Granville
City	North Granville
Province	Prince Edward Island
Postal Code	C0A1N0

Amenities

Amenities	Golf Course, Park
Features	Balcony, Paved driveway
Parking	Attached Garage, Heated Garage
# of Garages	1
View	River view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Central Vacuum, Oven, Oven - Electric, Range, Dishwasher, Dryer, Washer, Freezer - Stand Up, Garburator, Microwave, Refrigerator, Water purifier, Water softener
Heating	Electric, Propane, Solar Baseboard heaters, Furnace, Central Heat

	Pump, Not known
Cooling	Air exchanger
Fireplace	Yes
# of Stories	3

Exterior

Exterior	Wood shingles
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	CENTURY 21 NORTHUMBERLAND REALTY
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