

# \$399,000 - 4305 Grahams Road, New London

MLS® #202522218

**\$399,000**

3 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

New London, New London, Prince Edward Island

Home + Cottage in the Heart of New London ? Fully Furnished & Turnkey Set in the heart of quintessential New London, this property offers two complete homes on one lot: a charming 3-bedroom main residence plus a fully equipped 2-bedroom cottage. Both come fully furnished and ready for personal use, seasonal retreat, or rental income, making this a rare and versatile PEI opportunity. The main home is freshly painted throughout and thoughtfully updated with many improvements over the years. Recent upgrades include a new furnace (2022), chimney liner (2023), and UV water filter (2023), along with updated windows and doors (2018), new flooring (2016), a water heater and pump (2019), and a spacious deck (2016). The 2-bedroom, 1-bath cottage features an outdoor shower, air-conditioned bedrooms, a refreshed kitchen, updated appliances, and a new deck (2017). Currently a highly rated Airbnb, it generates seasonal revenue of \$18?20K, while the main home also offers excellent rental potential. Both properties share the well and septic, making management simple. Steps from Village Pottery, the Lucy Maud Montgomery Birthplace, and The Table Culinary Studio, and just minutes from golf courses, wedding venues, and PEI's best beaches, this turnkey property blends location, charm, and income potential in one package. (id:6289)

Built in 1934



## Essential Information

|            |               |
|------------|---------------|
| Listing #  | 202522218     |
| Price      | \$399,000     |
| Bedrooms   | 3             |
| Bathrooms  | 1.00          |
| Acres      | 0.00          |
| Year Built | 1934          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4305 Grahams Road    |
| Subdivision | New London           |
| City        | New London           |
| Province    | Prince Edward Island |
| Postal Code | C0B1M0               |

## Amenities

|          |                                   |
|----------|-----------------------------------|
| Features | Partially cleared, Paved driveway |
|----------|-----------------------------------|

## Interior

|              |                                                |
|--------------|------------------------------------------------|
| Appliances   | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating      | Oil Forced air                                 |
| # of Stories | 2                                              |

## Exterior

|            |       |
|------------|-------|
| Exterior   | Vinyl |
| Foundation | Stone |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | PROVINCIAL REALTY |
|----------------|-------------------|



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