

\$259,000 - 98 Charlie's Lane, South Pinette

MLS® #202522430

\$259,000

3 Bedroom, 1.00 Bathroom,
Recreational on 0.50 Acres

South Pinette, South Pinette, Prince Edward Island

Welcome to 98 Charlie's Lane, a charming and well-maintained 3-bedroom, 1-bathroom cottage set on 0.4 acres with 103 feet of private waterfront on the beautiful Pinette River. Whether you're looking for a seasonal retreat, a smart investment property, or a future year-round home, this turn-key cottage offers exceptional value and potential. The home is built on a solid 5-foot concrete foundation, is fully insulated, and features electric baseboard heating, making it comfortable during the spring, summer, and fall?and easily adaptable for year-round living with minimal upgrades. Inside, the cottage is furnished and comes equipped with a fridge, stove, washer, and dryer. The open and inviting layout is perfect for hosting family and friends or relaxing in comfort. Recent exterior upgrades include a durable steel roof, newer vinyl siding, and vinyl windows and doors, offering long-lasting, low-maintenance protection from the elements. Enjoy the outdoors from the wrap-around deck, where you can take in the river views, BBQ, or unwind after a day on the water. A shed provides handy extra storage space for tools, gear, or seasonal items. There is a new water heater (2023) and a UV light. Located just 30 minutes from Charlottetown and 20 minutes from Montague, this cottage provides peaceful riverside living with convenient access to shopping, dining, and local attractions. With a successful track record as an Airbnb rental



earning \$250 per night, this property is a proven income generator. Property taxes are just \$1,406 annually, making ownership both enjoyable and affordable. Don't miss this opportunity to own a slice of PEI waterfront paradise?perfect for personal enjoyment, rental income, or both. (id:6289)

Built in 1993

Essential Information

Listing #	202522430
Price	\$259,000
Bedrooms	3
Bathrooms	1.00
Acres	0.50
Year Built	1993
Type	Recreational
Sub-Type	Freehold
Style	Character

Community Information

Address	98 Charlie's Lane
Subdivision	South Pinette
City	South Pinette
Province	Prince Edward Island
Postal Code	C0A1B0

Amenities

Amenities	Golf Course, Park
Features	Sloping
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Barbeque, Stove, Dryer, Washer, Refrigerator
Heating	Electric Baseboard heaters

Exterior

Exterior	Vinyl
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Exterior Features Landscaped

Listing Details

Listing Office ROYAL LEPAGE PRINCE EDWARD REALTY



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Listing information last updated on October 25th, 2025 at 6:46am PDT