

\$695,000 - 2202 Murray Harbour Road, Caledonia

MLS® #202523232

\$695,000

5 Bedroom, 3.00 Bathroom,
Single Family on 12.30 Acres

Caledonia, Caledonia, Prince Edward Island

(VIDEO-Click on the Multi-Media Link)

Executive Country Home ? 5 Bedrooms, Finished Walkout, Acreage & Privacy This is more than a home - it's the culmination of over 30 years of expert craftsmanship poured into one personal masterpiece. Designed and built by a respected Island builder as a forever family home, no detail was spared, no corners cut. Nestled on a beautifully treed 12.3 acres in Caledonia, PEI, this raised rancher offers modern comfort, unmatched build quality, and the peace and privacy of rural living, just 10 minutes from Montague and 30 from Charlottetown. From the outside, cedar shingle siding blends into a backdrop of maturing hardwood and softwood trees. Inside, the open-concept main floor features 9-foot ceilings, hardwood flooring, a Joe Dunphy kitchen, custom millwork, and incredible natural light. The primary bedroom includes a generous walk-in closet and a stylish ensuite, part of a spacious 3-bedroom layout on the main level. Now fully finished, the lower level takes this home to the next level, literally. With two additional bedrooms, a full bathroom, and a large rec room with walkout access to a serene, private backyard (complete with firepit and nature views), this space adapts to your lifestyle. Need a home office, gym, or space for extended family? It's ready. The beverage bar area with sink makes entertaining easy, or could serve as the foundation for a secondary suite. Behind the walls, high-performance construction features



abound, including select plywood sheathing, R24 wall insulation, R50 attic insulation, and long-term low-maintenance design. There?s even a lined flue ready for a wood stove in the lower level. The electric fireplace can easily be converted to propane if desired. This one-of-a-kind home blends craftsmanship, efficiency, and natural beauty into one flawless package. Whether you?re looking for a peaceful family haven, multi-generational flexibility, or the ultimate retirem (id:6289)

Built in 2022

Essential Information

Listing #	202523232
Price	\$695,000
Bedrooms	5
Bathrooms	3.00
Acres	12.30
Year Built	2022
Type	Single Family
Sub-Type	Freehold
Style	Character

Community Information

Address	2202 Murray Harbour Road
Subdivision	Caledonia
City	Caledonia
Province	Prince Edward Island
Postal Code	C0A2E0

Amenities

Features	Treed, Wooded area, Sloping, Partially cleared, Level
Parking	Gravel, Parking Space(s)

Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Microwave Range Hood Combo, Refrigerator
Heating	Electric Baseboard heaters, Wall Mounted Heat Pump, Not known, Heat

Recovery Ventilation (HRV)

Fireplace Yes

Has Basement Yes

Exterior

Exterior Wood shingles

Exterior Features Landscaped

Foundation Poured Concrete

Listing Details

Listing Office POWERHOUSE REALTY PEI INC



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