

\$1,195,000 - 78 Tracey Avenue, North Carleton

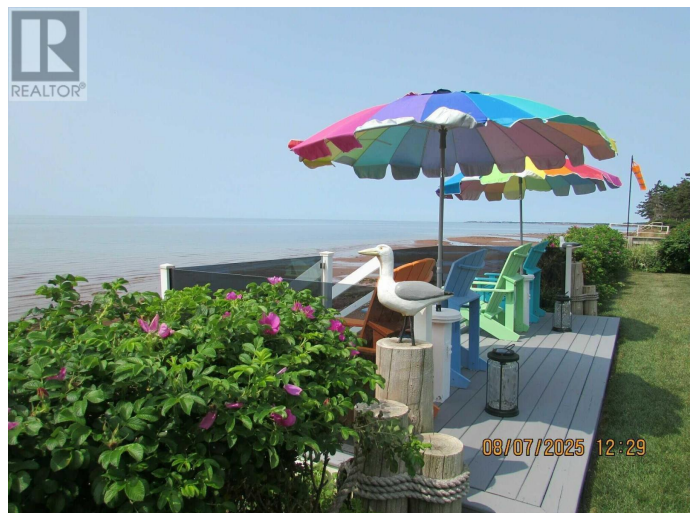
MLS® #202523483

\$1,195,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

North Carleton, North Carleton, Prince Edward
Island

When Viewing This Property On Realtor.ca Please Click On The Multimedia or Virtual Tour Link For More Property Info. Waterfront / Beachfront Property ? Muttart's Shore, North Carleton, PEI Welcome to Driftwood Estates Subdivision, where breathtaking sunsets over the Confederation Bridge meet exceptional craftsmanship. This immaculate year-round home offers over 2,850 sq. ft. of premium finished heated space, thoughtfully designed for comfort, style, and functionality. The main dwelling features 1,675 sq. ft. of living space, highlighted by soaring 11'6" cathedral ceilings, a sleek linear propane fireplace, and a custom kitchen with quartz countertops, large island, and premium Samsung stainless ?Granite? appliances. With 3 bedrooms (option for 4), 2.5 baths, built-in cabinetry, and premium vinyl plank flooring throughout, quality is evident in every detail. Energy efficiency abounds with in-floor heating, heat pumps, and triple-glazed Low-E tinted windows. Additional spaces include a heated attached garage (385 sq. ft.), a detached 2-car heated garage/shop with upper storage (616 sq. ft.), and a detached insulated sunroom/golf cart garage (180 sq. ft.). An automatic 20,000 kWh Generac propane generator adds peace of mind. Outdoors, enjoy 1,200+ sq. ft. of southwest-facing deck space with glass rails, fire pit, and pergola. A safe sandy beach with warm swimming waters, privacy fencing, underground utilities, and advanced security



systems complete the package. Built in 2018 by the design-build owner, this home blends modern design, premium materials, and unmatched waterfront living. Options available: partially furnished, fully furnished, or turn-key with interior & exterior furnishings. (id:6289)

Built in 2018

Essential Information

Listing #	202523483
Price	\$1,195,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Freehold

Community Information

Address	78 Tracey Avenue
Subdivision	North Carleton
City	North Carleton
Province	Prince Edward Island
Postal Code	C0B1A0

Amenities

Features	Elevator, Paved driveway
Parking	Attached Garage, Detached Garage, Heated Garage, Parking Space(s)
# of Garages	2
View	Ocean view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Central Vacuum, Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Propane Furnace, Wall Mounted Heat Pump, In Floor Heating

Cooling	Air exchanger
Fireplace	Yes

Exterior

Exterior	Wood siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office PG DIRECT REALTY LTD.



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