

# DON MURPHY



Pete Corden Sub Division

Here are some first time on the market, beautiful treed residential building lots located in the Town of O'Leary's new Pete Garden Subdivision. The lots are variable sizes and are plus & minus the half acre and are priced accordingly. There are four lots accessed off of Main St. with remainder accessed from Pete Garden. The developer has lot of development done, electricity, water, and installed, town sewer is available and lots are ready for your new home. There are protective Covenants in place on the lots to protect your investment and property tax incentives from the Town. \$18,900



445 ROUTE 152, Northport

Here is a 3 bedroom bungalow with a large attached garage that is capable of holding multiple vehicles, garage is 24 x 50 in size. This home is on a private 3.08 acre lot which is treed on 3 sides with home being a good distance from the road. The home is heated by oil and hot water baseboard system and also has a wood stove in the living room. The oil tank was recently used in the house. The home has 2 new exterior steel doors recently installed and a new fiberglass oil tank. There is a storage building in the back yard that has a concrete floor and is 20 x 28 in size and driveway is paved. \$259,900



16 WEST DRIVE, Summerside

Here is a 3 bedroom plus mini home in a small trailer park in Summerside. This home had a reno done approx. 4 to 5 years ago when asphalt shingled roof was replaced, new vinyl siding, kitchen cupboards, countertop, flooring and more. This home is heated with a heat pump and elec. wall rads. There is also a wood stove in kitchen. All new appliances installed in 2020 and a new elec. hot water heater in 2022. This home is in good condition and is priced to sell. Lot lease price is \$126.40 monthly. \$139,000



1614 O'LEARY RD., O'Leary

Here is a 3 bedroom cabin with double attached garage just outside the town of O'Leary. This home has 3 bedrooms, living room, dining room, kitchen and full bath on main level with the primary bedroom having an ensuite bath. The lower level has a family room and another room that could be an ideal office or den. A storage room, half bath, laundry area and utility room finished out the lower level with a double door entrance to the rear deck. There is a fireplace and a door out to rear deck and the dining room has patio door out to rear deck also. This home has two and a half baths. There is an air exchanger, central vac & there is a storage building that has new roof shingles in back yard.



2074 CENTERLINE ROAD., St. Lawrence

Here is a 2 1/2 story 3 bath home with a detached double garage which is wired and has loft storage space. The home is 14 years old and is in very good condition. There is a large open kitchen/dining area with door out to back, living room is a nice size and it has 2 bedrooms & full bath at one end & other end has primary bedroom and ensuite bath. The kitchen has a built in set of stainless steel appliances along with newer appliances. The home is heated with a heat pump and electric baseboard heat. The heat pump is the main supply of heat and is also air conditioning in summer. There is also two spare sheds for storage. \$84,900



1731 LOCKE ROAD, Forestview

Here is a 3 bedroom bungalow in a very private location on a 2 acres lot. The property is surrounded by trees on 3 sides. This home has been very well maintained. The home has a 2 year old heat pump which provides the heat and also an oil fired forced air furnace and a very nice wood stove in family room. There was new asphalt shingles installed 5 years ago, new fiberglass oil tank in 2018 and a new foot valve installed in heat.



438 MAIN STREET, O'Leary

Here is a 3 plus bedroom bungalow. There is a room off the primary bedroom that could be another room if needed. The home has some updates like, asphalt shingled roof, vinyl windows, woodstove, some flooring and light fixtures. There is an oil fired hot water heating system and wood stove for heating. The remaining fire wood is included along with the main appliances. Washer, dryer, fridge, stove, and dishwasher. This property is .55 of an acre and there is a large back yard. Being right in the heart of town you can walk to all your needed amenities.



539 CHURCH ST., Alberton

Here is a 3 bedroom bungalow with a large kitchen, dining room, a large detached steel garage/workshop/storage building (24 x 84 irregular) in the town of Alberton. Home has 4 bedrooms and a storage room that could be another bedroom if needed on second floor and a full bath. The main level has a large kitchen, living room, dining room, pantry and a half bath. The porch/entry was used as a sitting room and has windows all around. Home has wood and oil for heat. This home has a steel roof, vinyl siding and vinyl windows. \$249,900



NEBRASKA RD., Lot 16

Here is a building lot located near route 16 on the Nebraska Road. A real quiet area to build your new home and within walking distance to the South West River and the Grand River. City of Summerside is only a short drive away for shopping and other amenities. \$29,900



Don serves Alberton, O'Leary, Tignish and surrounding areas as well as Prince County including all points west of Summerside. If you are thinking of buying or selling a home or seeking a vacation property, if you have questions or concerns, give me a call. We can talk about the process.

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