

# Looking to sell your home?

## HERE'S HOW I CAN HELP

Home valuations based on today's market

High definition photography, video & aerial photos

Global marketing to attract buyers around the world

Social media marketing for increased exposure

Full-time support to assist you any way I can



**James Murphy - REALTOR**  
**902-888-9339**



Call Today for a free Market Evaluation of your home!



### **371 Irishtown Road, Kensington**

**\$549,900**

Located just outside of Kensington this property is ready for new owners. Sitting on over 2 acres you will find a 3+1 bedroom bungalow with a single car garage and an in-law suite in the basement. There was a new 30x40 shop built in 2020 and there is a 22x30 barn on the property as well. Entering the house you will see a spacious eat-in kitchen, large living room, 3 bedrooms and a full bathroom on the main level. The basement is currently used as an in-law suite with a non-conforming bedroom. It has its own entrance and includes a kitchen, full bath, living room, dining room and utility room. There is a stairway to the attic which is unfinished that could be used for storage or turned into extra living space. Outside is a nicely landscaped yard surrounded by hardwood trees. The shop has a 5 foot ICF foundation, is fully insulated, has a 16 foot cathedral ceiling, 12x14 foot door and has pads in place to install a car hoist. Perfect property for someone to start their own business.

Clients looking for the following types of properties if you or anyone you know has something similar please reach out anytime

Building lots or land in Summerside, Charlottetown or surrounding areas.      Houses in Kensington and/or surrounding areas.

Houses in need of restoration anywhere on PEI.

Houses in Malpeque / Darnley area.

Split level house between Summerside and Kensington.