

TRACY WEDGE

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ROUTE 14, PLEASANT VIEW

Want a beautiful location for that summer home or perhaps a permanent dream home on one of Western PEI's most beautiful beaches? This 5.6 acre private waterfront property has a sandy beach you can walk on for miles, perfect for boating, kayaking, canoeing, water skiing and water sports. Located in Pleasant View, this property sits on a government maintained public road so this property is accessible 365 days per year. Enjoy the warm waters of the Northumberland Strait with breathtaking golden sunsets at your disposal. \$250,000



GARD RD., MILL RIVER EAST

Looking for a centrally located lot in Mill River East to build your home? This 1.27 acre cleared land which slopes to the back would be perfect for a walk out the basement home, perc tested Category 1. Located on a paved road with driveway only a 6 minute drive to the prestigious Mill River Golf Course. Discount of \$10,000 given to purchaser if contracts vendor (who is a contractor) to build home on property off the cost of new build. \$120,000



42035 Western Road St. Peter and St Paul **CONDITIONAL SALE \$220,000**



152 DALTON AVE., TIGNISH

This well-maintained bungalow consists of 3 bedrooms, 1 bath with a nice open concept feel kitchen and living room on the main level. Basement has lots of potential for additional living space. Already partially divided, so you can make this space your own, a great place for a rec room, an office, or perhaps a man cave! Or maybe you just want extra storage space. This house has seen many updates in the past 3-5 years, all new windows (not including picture window), two new doors, new roof, new front 30'x18' deck and 12' x 8' back step. All new eaves, flue cap, as well as 15'x23' shed upgrades which houses the generator that is wired to the house in case of any power outages. Located on a beautiful .55 acres lot with a double wide paved driveway lined with lilac bushes. \$285,000



22-1,22-2,22-3 ROUTE 14, WATERFORD

Enjoy a breathtaking sunset every evening on the west side of picturesque PEI. 3 lots available Lot 22-1 has 165' waterfront-3.35 acres, Lot 22-2 has 218.65' waterfront-3.68 acres, and lot 22-3 has 165' waterfront-3.73 acres, all 3 are spacious and private, perc tested category 2, and located off a year-round paved road. Without a doubt one of the most beautiful beaches on PEI. Watch the boats sail by on your private lot or enjoy a swim, bonfire or walk right to Skinners Pond beach/harbor, the home of the famous Stompin Tom Connors, only a 3 minute drive to the center! Beach access road (Kenny Shore Road) is just within walking distance (if you decide not to install your own set of beach access stairs) which can be done on your 24 foot cape! \$169,000



OLD WESTERN RD., TIGNISH

Large 1.14 acre lot within the town of Tignish, located on a newly paved road, close to all amenities, borders the Confederation Trail, perfect for walking, running, biking, and snowmobiling in the winter! \$42,500



Serving Tignish, O'Leary, Alberton and area as well as East to Summerside