

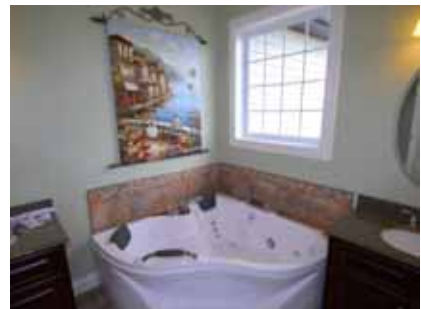
Sunbury Cove Estates

WATERFRONT HOME – 3 STACY LANE, PRINCE EDWARD ISLAND
OFFERED AT A VERY REASONABLE \$499,877*
FINANCING AVAILABLE

ADD AN ADDITIONAL WATERFRONT LOT FOR \$199,877 (*plus GST)



New Oceanfront Home with panoramic view of 2 lighthouses, and the Confederation Bridge. Offered at Builders Wholesale Cost.



14' Cathedral Ceilings, water view from every window, heated triple-car garage (with separate owner's bay & 3 remote power door openers), state of the art Geo-Thermal Heating & Air Conditioning, Mahogany Hardwood floors, Ceramic Tile (including Mosaics), Hand Stone & Granite countertops in kitchen & bathrooms, private masters quarters with en-suite (including Jacuzzi tub for two with lighting & ceramic/glass tile surround), walk-in closet, private deck, wired & wireless high-speed Internet connections, High Definition Satellite TV, Central Vac, Hunter ceiling fans & gorgeous large chandeliers, open concept Den/Library with pillars, 1040 sq.' deck with southern exposure. Top of the line Kitchen Aid Stainless appliances and Whirlpool Gold Washer & Dryer optional.



European style shines from this home's facade, hipped roof lines, and elegant entryway. Inside, a plant shelf defines the formal dining room, which works well with the vaulted family room. The efficient kitchen offers a serving bar to both the family room and the deluxe breakfast room. Located apart from the family bedrooms for privacy, the master suite is sure to please with its many amenities, including a vaulted sitting area and a private covered porch. The two secondary bedrooms share a full hall bath.



Location, Location, Location!

WATERFRONT WITH PRIVACY! Located in PEI's hottest location; Sunbury Cove Estates (<http://sunburycove.com/>). Includes 1.3 acre oceanfront lot with an additional 1.15 acres available. Only 12 Km (15 minutes) from Summerside, 10 minutes from Golf Course, 20 minutes to Mill River Golf. Best lot in the sub division. Underground services, English style lamp posts, gorgeous landscaping, year-round management (snow removal, security/landscaping services). Picture perfect views from every angle, the warm waters of the Northumberland Strait, golden sunsets and nature at its best make this one of the most desirable locations in PEI. Located down a 3 Km private road surrounded by hundreds of acres of natural undeveloped land. There is simply nothing like it in PEI at any price. See sunburycove.com for more info.

Income Potential Possible: Income approximated at \$2800 to \$4000 a week on season, and \$2500 a month off season (or \$62,500 per year+/-).

Pictures: (more coming soon)

<http://sunburycove.com/>

This is truly a one of a kind. Make your offer today via fax subject to viewing.



Michael Poczynek
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