



Price \$89,900 Selling Price
 Status ACTIVE Subject to SOBP?
 Escape Clause
 Conditions

MLS # 7102765
 PID # PART OF 1045...PID #2
 PID #3 PID #4

Legal Desc PART OF PID #1045814
 Address 0 GLADSTONE ROAD
 Community Murray River NS C0A 1W0

Road
 Lot Size 5 ACRES / Acres
 Waterfront Yes
 Water Type
 Water Meas/Units /
 Water Frontage River
 Water Access/View
 Prop Knwn As/Bdy of Water

 AAN#

District
 Sub-District
 Elementary
 Middle/Jr
 High
 Fr Imm El...
 Fr Imm Mid
 Fr Imm High
 Other

List Date 1/18/2016
 Acceptance Date
 Firm Date
 Closing Date
 Possession

Showing Instructions LBO: 902-962-2050

Instructions to Members

Directions to Property Main St Murray River

Type Acreage
 Title to Land
 Property Size 3 to 9.99 Acres
 Water Source None
 Sewage None

Utilities Electricity, None
 Driveway/Pkg None
 Land Features Wooded/Treed, Year Round Road

Docs on File
 Inclusions
 Exclusions

Property Overview 5 acre waterfront property fronting on the deep & wide Murray River in the scenic community of Murray River, PEI. Property is treed for added privacy, and a great place to build a permanent home or waterfront cottage. Great boating area as one can sail up to the Murray River Wharf, or sail down east to the other fishing wharfs, and the 5 Murray Islands, or sail right out to the Northumberland Strait (Ocean). The 5 acres is to be divided from a larger Parcel by the Vendors before the closing date. Hurray on this one, waterfront acres are much sought after, and scarce to get in this area of PEI. *Assessment and taxes to be determined by the PEI government for the new owner. (PRICE REDUCED TO \$89,900.)

Rest/Prot Cvnts
 Survey No
 Current Valid Perc Test No
 Zoning RURAL

HST
 Sign Yes
 Migrated
 PCDS No

Property Gated No
 Environ. Assess. No
 Easements No

Betterment Charges

Association Fees Assessment \$0 Assessment Year 2016

Seller 1 Name DAVID OLIVER & LISA DARLEEN MUSICK-WILLIAMS Seller 2 Name
 Listing Office RED SOIL REAL ESTATE INC. - 902-962-2050 Listing Member GEORGE W. JORDAN - Main: 902-962-2050
 List Member 2 List Member 3
 Selling Office Selling Member

Co-Opg Brk Comp 3

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.