





For Sale

317 Summer Sky Street

 **Summerside**

 **3**

 **3**

 **28.15' x 82.02'**

 **3**

Traditional and charming 2 storey end unit townhome with inviting covered front porch. Inside, a spacious foyer acts as warm welcome into a well-cared for home.

Comfy yet functional open-concept main floor plan flooded with natural light, neutral wall colour and hardwood flooring. Chef's kitchen in the heart of the home features deep espresso cabinets, extended countertop with raised breakfast bar overlooking spacious living & dining areas. Convenient access to fully fenced backyard with generous walk out deck & gazebo.

Second level hosts 3 bedrooms with carpeted flooring for added comfort, 2 bathrooms & an organized laundry room, including spacious primary retreat featuring walk in closet & 3 piece ensuite bath. Finished basement with recreation room creates additional living area with wet bar, hobby space & storage.

Summerside

Fantastic neighbourhood & vibe with many parks & schools, nearby rec centre, + quick drive to Innes Road for all your necessities including shopping, dining & services. Nearby transit, HWY & easy commute downtown.



Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, microwave
- Washer & dryer, all light fixtures, window blinds, bathroom mirrors, automatic garage door opener & remote, external natural gas hookup, wet bar

Exclusions

- EV Charger
- Two lights hanging in living room
- Two wall mounted lights in primary bedroom

Approximate Utility Costs

- Electricity: \$186/Month
- Hot Water Heater, Rental (Reliance): \$38/Month
- Natural Gas (Enbridge) \$103/Month
 - Includes EV charging
- Water/wastewater: \$60/Month
- Property taxes: \$3,848/2023



Open Layout

- Built in 2012 by Mattamy
- Traditional and charming 2 storey end unit townhome
- Inviting covered front porch
- Single car garage
- Interior access to home via garage
- Well-cared for home
- Neutral wall colour
- Finished basement
 - Recreation room creates additional living area with fantastic wet bar, hobby space & storage
- Fully fenced backyard
 - Generous walk out deck
 - Gazebo

Stylish Design

- Spacious foyer acts as warm welcome
- Powder bathroom half a level down from main level
- Open-concept main floor plan
 - Comfy yet functional
 - Flooded with natural light
 - Hardwood flooring
 - Spacious living & dining areas
 - Convenient access to backyard
 - Chef's kitchen in the heart of the home
 - Deep espresso cabinets
 - Extended countertop with raised breakfast bar
 - Stainless steel appliances
 - Plenty of storage
- Spacious second level
 - 3 bedrooms & 2 bathrooms including spacious primary retreat featuring walk in closet & 3 piece ensuite bath
 - Carpeted flooring for added comfort
 - Organized laundry room



Home Features, & Systems

approximate ages

- Built in 2012
- Furnace, Forced air - Natural gas, 2011
- Central Air Conditioning, 2011
- Municipal City Water/Sewer
- Roof, Asphalt Shingles, 2011
- Windows & doors, 2011
- Fully finished basement

Home Upgrades

- Garage wired for EV
- Natural gas BBQ line in backyard
- Added wet bar in basement
- Gazebo in backyard
- Finished fence in backyard

*Replacement bedroom window on order and to be installed in 5 weeks at the Seller's expense.



**Are you ready
to make this
house your *home*?**

Natalie McGuire

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