

349 Bloomfield Main Street

The Degroffe/Standing House, Circa 1881



Presented by


Sam Simone, Sales Representative



CHESTNUT PARK.

REAL ESTATE BROKERAGE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



The Degroffe/Standing House c. 1881, was built by William Henry Degroffe - the contractor/builder responsible for many of the large brick homes on Bloomfield's main street. Featured in The Settler's Dream, this home has been restored, upgraded, and additions were added to enhance the home over the years. The original charm and character still remain – high baseboards, window and door trim, high ceilings, pine floors, staircase banister, built-in cabinetry, and more!

349 Bloomfield Main Street was recently decorated throughout with Farrow and Ball paint and William Morris wallpaper. Flooring in the living room, family room, and the primary bedroom were replaced with reclaimed pine. The kitchen flooring was replaced with the classic black and white checkered flooring, the cabinetry was painted - new hardware was added, and a new gas stove was installed. The main level also features a gracious foyer, formal dining room, den (or a main floor bedroom), a convenient and private three-season screened-in porch at the rear of the house overlooking the garden and patio, and full bathroom located off the family room in the lower level. The bright second level offers a primary bedroom with built-in cabinetry and a walk-in closet, two other generous bedrooms, full bathroom, laundry room, and an office area.

Watch Bloomfield's famous Santa Claus Parade from the front porch or relax on the rear deck or hot tub. With almost an acre of property, it offers both open spaces and privacy - perfect for entertaining and al fresco dining. The charming original two-storey carriage house is perfect for storage, too. Enjoy Bloomfield's restaurants, shops, spa, and more – all within walking distance from this fantastic location!

Offering Price: \$1,399,000.

Taxes: \$3,740.13 (2023).

Legal Description:

PT LT 42-43 PL 2 BLOOMFIELD PT 2, 3 47R3058; PRINCE EDWARD.

- Detached
- 2-Storey
- Brick & Wood Exterior
- Partial Basement/Partially Finished
- Heating & Cooling: Gas/Forced Air, Central Air
- Water: Municipal-Metered
- Sewage: Septic System
- Driveway: Double Wide, 4 Parking Spaces

INCLUSIONS:

Existing window coverings, existing electrical light fixtures and ceiling fans, Samsung gas stove/oven, Whirlpool dishwasher, Whirlpool refrigerator/freezer, Electrolux washer, Kenmore dryer, existing hot tub and equipment, all existing patio furniture, existing propane BBQ.

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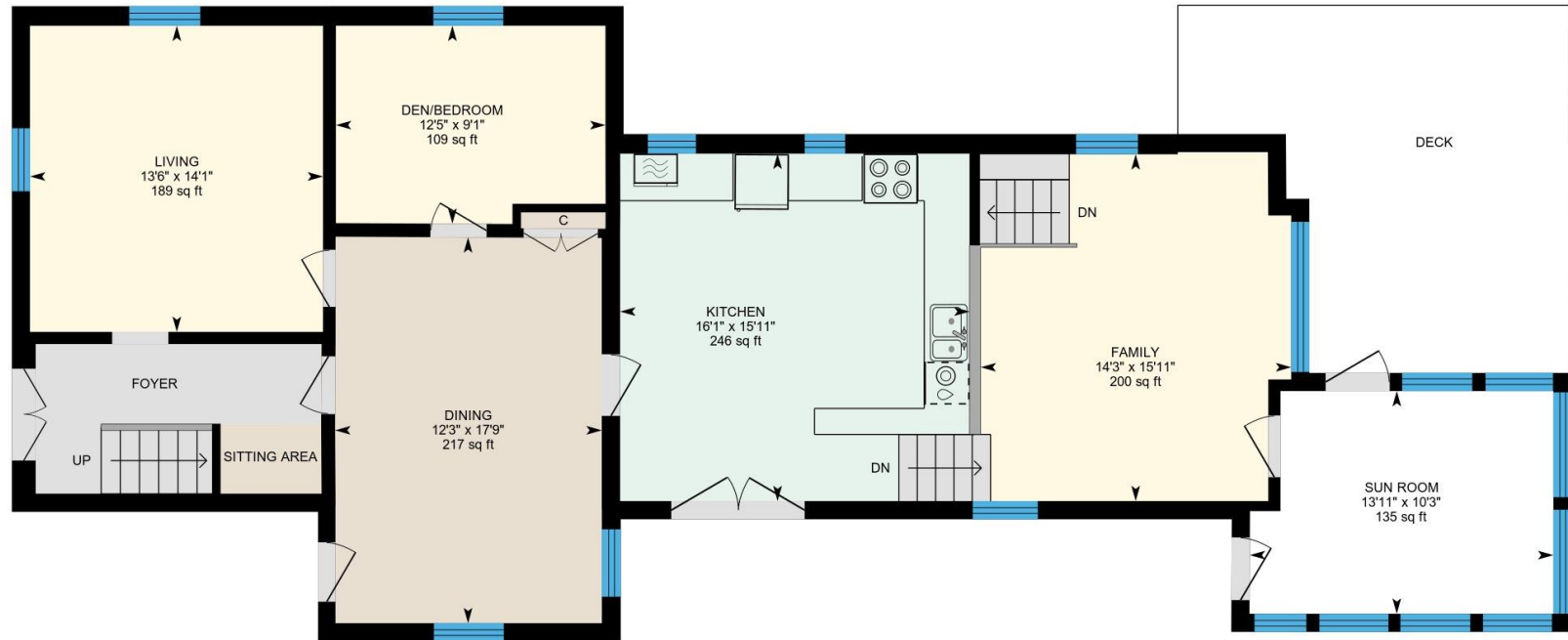
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349 Bloomfield Main St, Prince Edward, ON

Main Floor Exterior Area 1276.45 sq ft
Interior Area 1133.94 sq ft
Excluded Area 170.80 sq ft



PREPARED: 2023/05/30



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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349 Bloomfield Main St, Prince Edward, ON

2nd Floor Exterior Area 1142.31 sq ft
Interior Area 999.44 sq ft
Excluded Area 115.21 sq ft



PREPARED: 2023/05/30

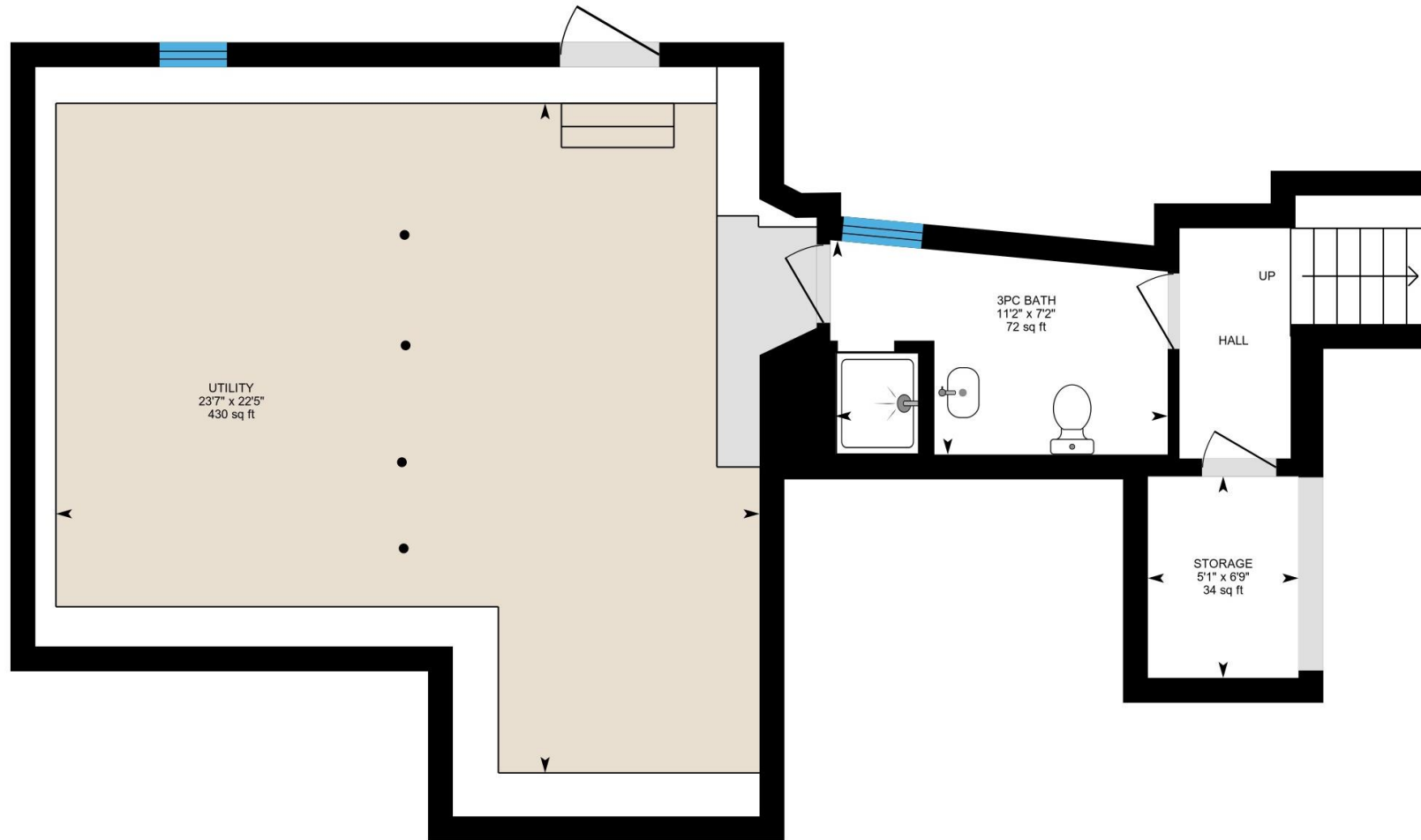


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Basement (Below Grade) Exterior Area 584.76 sq ft
Interior Area 460.22 sq ft
Excluded Area 158.41 sq ft



PREPARED: 2023/05/30



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Carriage House Excluded Area 558.31 sq ft



0 2 4 ft

PREPARED: 2023/05/30



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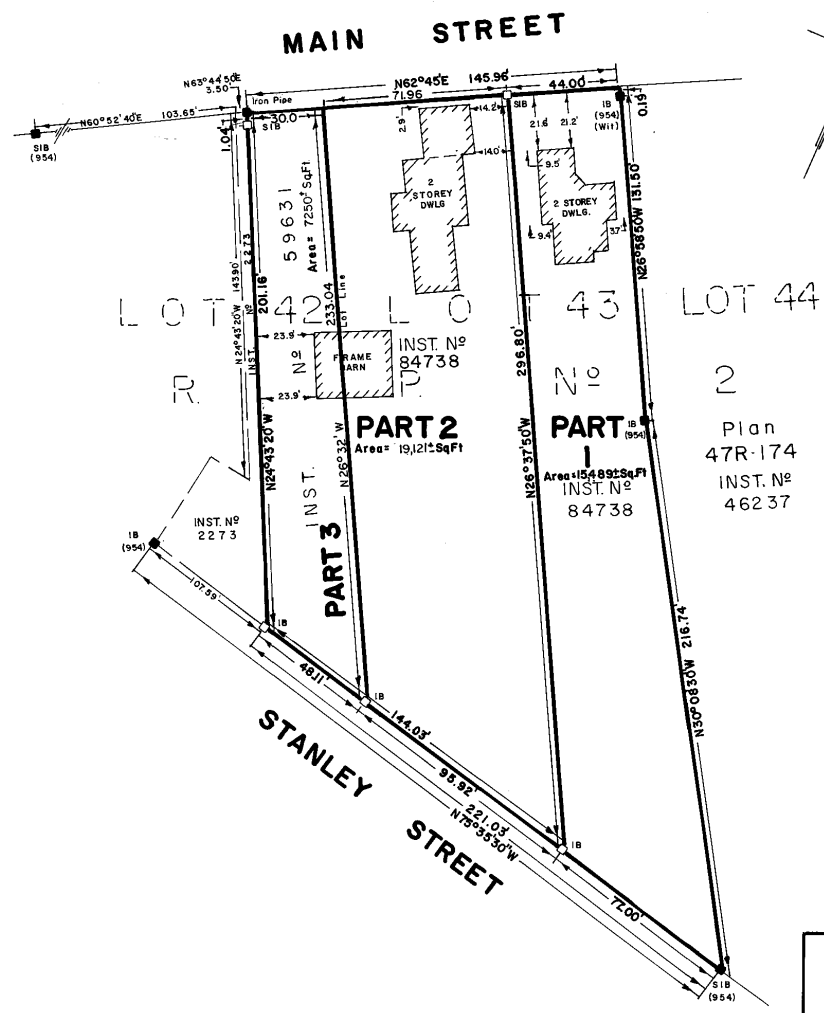
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PLAN OF SURVEY OF
PART OF LOT 42 AND ALL LOT 43
REGISTERED PLAN No 2
VILLAGE OF BLOOMFIELD
 COUNTY OF PRINCE EDWARD
 SCALE 1" = 40' B. ROGER PICKARD O.L.S. 1985

CAUTION
 THIS PLAN IS NOT A PLAN OF SUBDIVISION
 WITHIN THE MEANING OF THE PLANNING ACT.

PLAN 47R-3058
 RECEIVED AND DEPOSITED
 DATE *14 Aug* 1985
M. Norval, Dep.
 LAND REGISTRAR FOR
 THE REGISTRY DIVISION OF
 PRINCE EDWARD (No 47)

I REQUIRE THIS PLAN TO BE DEPOSITED
 UNDER THE REGISTRY ACT.
 DATE: *August 9* 1985
B. R. Pickard
 B. ROGER PICKARD O.L.S.



SCHEDULE

PART	DESCRIPTION	AREA	INST. No	REMARKS
1	Part of Lot 43 R.P. No 2	15,489 Sq Ft	84738	
2	Part of Lot 43, R.P. No 2	19,121 Sq Ft	84738	
3	Part of Lot 42	7,250 Sq Ft	59631	

NOTE
 Bearings are astronomic and are derived from
 a portion of the west limit of Plan 47R-174
 shown as N30°08'30"W.

LEGEND

○	denotes Survey Monument Planted
●	" Survey Monument Found
INST. No	" Instrument Number
R.P.	" Registered Plan
Wit.	" Witness

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with THE SURVEYS ACT and THE REGISTRY ACT and the regulations made thereunder.
2. The survey was completed on the 15th day of July 1985.

B. R. Pickard
 August 6th 1985 B. Roger Pickard
 Ontario Land Surveyor

HUME and PICKARD LTD.
 Ontario Land Surveyors
 248 Church St, Belleville (613) 966-4343
 199 Main St, Picton (613) 476-2213

DRAWN BY : J. H. Chinn
PARTY CHIEF : M. McConnell
PROJECT No : 855291

Sam Simone

Sales Representative

Direct: 647-299-9608

samsimonepec@gmail.com

www.samsimone.com

  samsimonepec



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