

# 118 FOSTER ROAD



Presented by  
Sam Simone, Sales Representative

  
**CHESTNUT PARK**  
REAL ESTATE BROKERAGE  

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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



## Looking for an easier lifestyle?

Hidden from the road and surrounded by mature trees, this meticulously maintained bungalow is full of natural light and sits on 1-acre. Built in 2008, it features two fully finished levels including hardwood floors on the main level, new kitchen, new primary bedroom ensuite bathroom, new roof, and more!

The inviting foyer with double closets flows seamlessly into the spacious open plan living room with a walk out to the screened-in porch. Newly renovated, the eat-in kitchen includes gorgeous quartz countertops and stainless-steel appliances. The primary bedroom overlooks the backyard and features a large walk-in closet and a newly renovated 3-piece ensuite bathroom. A second bedroom and a large 4-piece bathroom & laundry complete this level.

The finished lower level includes a large rec room with a gas fireplace – and there's room for an office, too! A generous third bedroom and the 3-piece bathroom are perfect for guests. Storage is made easy in the utility room with built-in workbenches – or take advantage of the built-in shelving in the 2-car garage for additional storage.

Entertain, dine al fresco, and enjoy the summer breezes on the screened-in porch. A recent extension to the porch makes barbecuing convenient. Sit around the firepit and roast marshmallows with family, friends, and neighbours. Take a short stroll to Three Dog Winery for wine and pizza!  
Or launch your boat in the Bay of Quinte at the nearby boat launch.

This spectacular home is move-in ready and is ready for its next owner. You won't be disappointed!





Offering Price: \$685,000.

Taxes: \$ 2,989.79 (2023).

Approximate Monthly Utility Costs:

Internet: Xplornet - \$115

Propane: Greer's - \$100

Hydro: HydroOne (includes regular use of Tesla car charger) – \$200

Rentals: Two (2) propane tanks.

#### INCLUSIONS:

All electrical light fixtures, all window coverings, Frigidaire Professional refrigerator/freezer, Frigidaire Professional stove/oven, Frigidaire hood fan, Samsung dishwasher, GE washer, Kenmore dryer, auto garage door opener and remote, TESLA Wall Connector in garage, reverse osmosis in kitchen, existing hot water tank, all existing owned water treatment systems.

This information contained in this fact sheet has been supplied to Chestnut Park Real Estate Limited by sources believed to be reliable, but which may not be, and which we cannot therefore guarantee. Prospective purchasers should satisfy themselves as to the accuracy of the information, including all measurements, contained in this fact sheet.





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# 118 Foster Rd, Prince Edward, ON

**Main Floor** Exterior Area 1140.83 sq ft  
Interior Area 1027.56 sq ft  
Excluded Area 459.83 sq ft



PREPARED: 2023/09/08

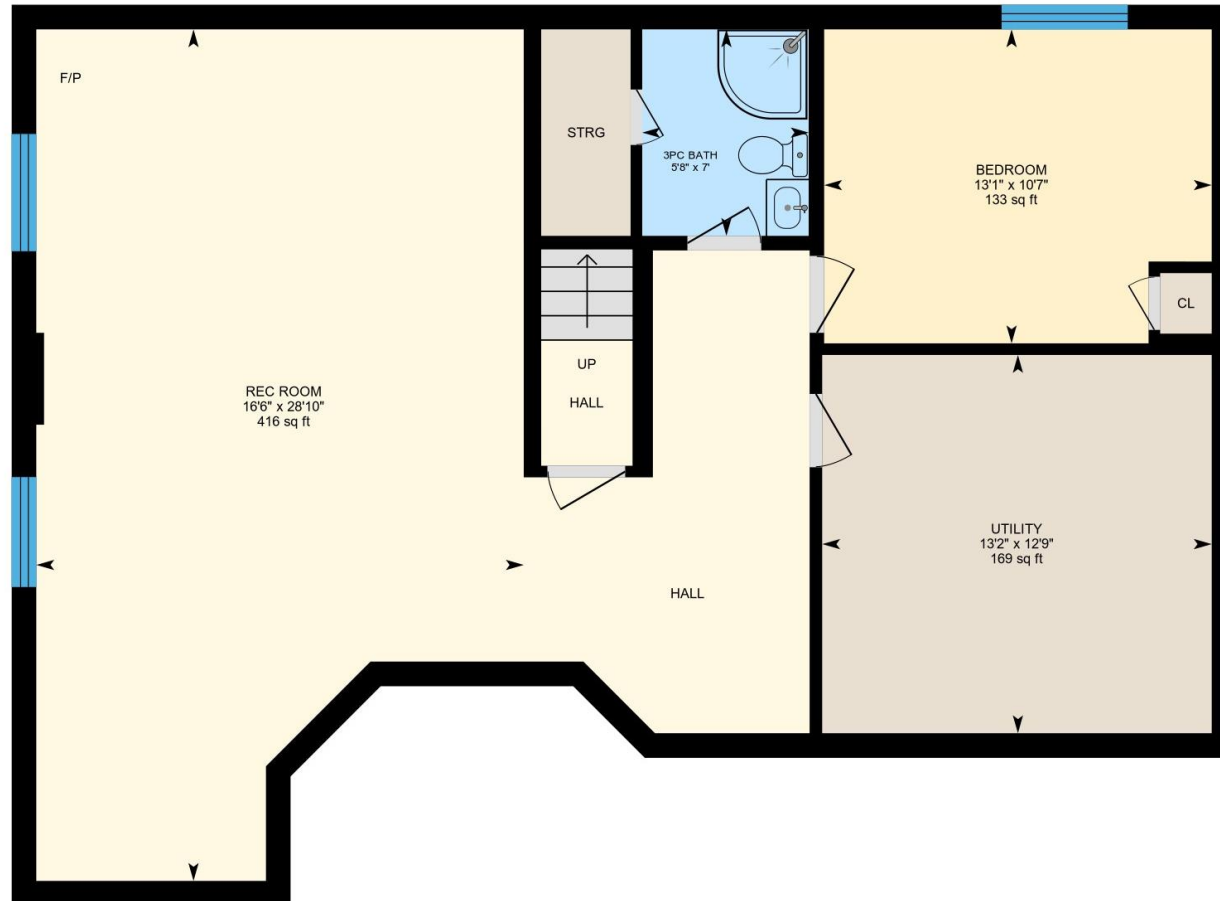


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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# 118 Foster Rd, Prince Edward, ON

Basement (Below Grade) Exterior Area 1080.68 sq ft  
Interior Area 962.34 sq ft



PREPARED: 2023/09/08



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Legal Description: PT LT 16 CON 1 WEST OF GREEN POINT SOPHIASBURGH PT 1 47R5538; PRINCE EDWARD.

PLAN OF SURVEY OF  
**PART OF LOT 16**  
**CONCESSION 1, WEST OF GREEN POINT**  
 TOWNSHIP OF SOPHIASBURGH  
 COUNTY OF PRINCE EDWARD  
 SCALE 1" = 100' B. ROGER PICKARD O.L.S. 1992.

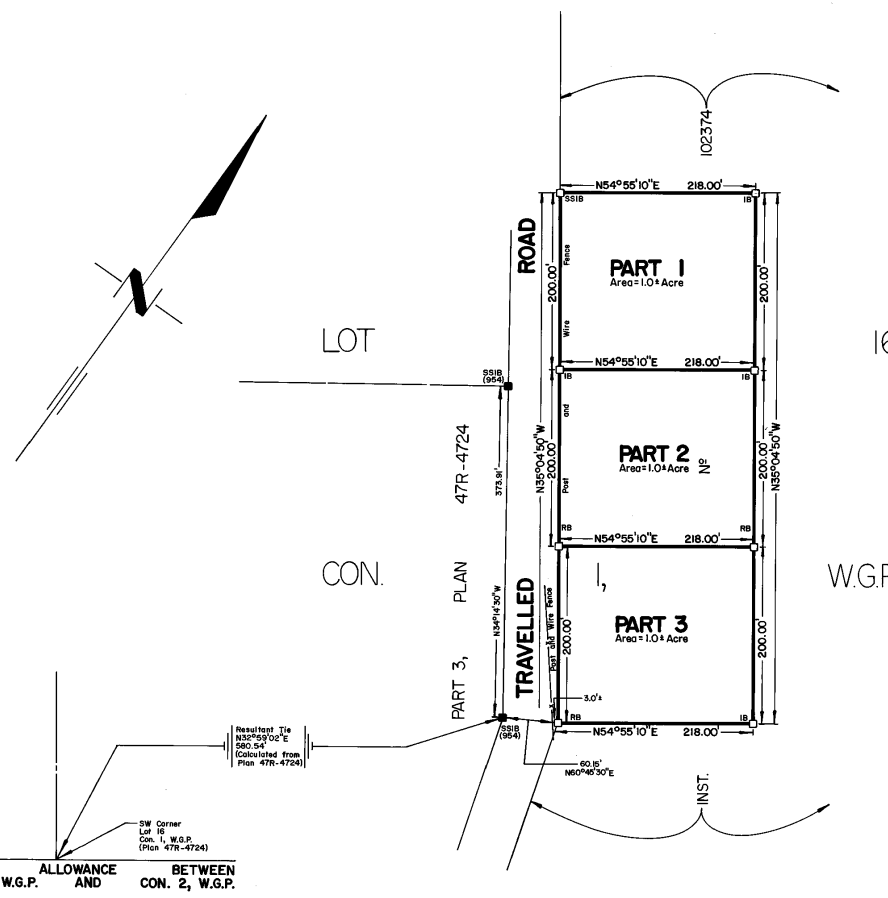
**PLAN 47R-5538**

RECEIVED AND DEPOSITED  
 DATE July 15 1992

LAND REGISTRAR FOR  
 THE REGISTRY DIVISION OF  
 PRINCE EDWARD (N<sup>o</sup> 47)

I REQUIRE THIS PLAN TO BE DEPOSITED  
 UNDER THE REGISTRY ACT.  
 DATE: July 15 1992  
 B. Roger Pickard  
 O.L.S.

929199



**SCHEDULE**

PART	DESCRIPTION	INST. N <sup>o</sup>	REMARKS
1	Part of Lot 16 Con. 1, W.G.P.	102374	
2	Part of Lot 16 Con. 1, W.G.P.	102374	
3	Part of Lot 16 Con. 1, W.G.P.	102374	

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

**NOTE**  
 Bearings are astronomic and are derived from  
 that portion of the easterly limit of Part 3, Plan  
 47R-4724 shown as N34°14'30"W.

**LEGEND**

- denotes Survey Monument Planted
- " Survey Monument Found
- INST. N<sup>o</sup> " Instrument Number
- m. " Measured
- RB " Rock Bar
- Con. " Concession
- W.G.P. " West of Green Point

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT :

- This survey and plan are correct and in accordance with THE SURVEYS ACT and THE REGISTRY ACT and the regulations made thereunder.
- The survey was completed on the 10th day of July, 1992.

July 14, 1992  
 B. Roger Pickard  
 Ontario Land Surveyor

ROAD ALLOWANCE AND BETWEEN CON. 1, W.G.P. AND CON. 2, W.G.P.

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

**DRAWN BY:** D. Daley  
**PARTY CHIEF:** M. McConnell  
**PROJECT N<sup>o</sup>:** 929199

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# Sam Simone

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613-471-1708