

# \$209,000 - 16 GORDONS WAY

## Listing ID: 201722704

**\$209,000**

2 Bedrooms, 1 Bathrooms, 1144  
Recreational

16 GORDONS WAY, Augustine Cove,  
Prince Edward Island, C0B1X0

Waterfront Cottage on one of the Island's nicest beaches. This is a lovely, very well maintained, 2 + bedroom cottage with a great loft sleeping area. The cottage has an open concept kitchen, dining and living room (the living room has a cathedral ceiling and an oil stove), the sunroom is facing the water and is situated off the kitchen area, there is also a full bath and a separate laundry room. Offering one of the nicest beaches the island has to offer, this turn-key cottage is currently used as an income property with \$ 20,000. in rental income this past season, making it easy to own and enjoy while it pays for itself. The cathedral ceiling is finished in wood, most floors are finished with a wide pine board floor, the roof and part of the exterior is finished in metal in 2016 while the balance of the exterior is finished with wood. The beach front has Armour Granite Rock for shore protection and a private set of stairs to the beach. The cottage's spacious sunroom and deck are great to sit back and enjoy the fantastic waterfront and views. There is also an outside shower, which is great when you return from the beach and a hammock area on the side yard to relax and enjoy those beautiful summer days and evenings. Call today for added information and to book



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Listing Office:RE/MAX HARBOURSIDE REALTY