

# Property Information

Excellent opportunity to build your dream home on this rare building lot in the quaint Village of Bloomfield, Prince Edward County.

Infrequently is an undeveloped building lot discovered in Bloomfield, especially in the hub on Main Street!

The site offers just over a half acre with 106 feet of road frontage. The property is a mix of cleared and treed providing privacy along two property lines.

Hydro, natural gas, municipal water, telephone, cable and highspeed internet are available. A septic system will need to be installed when building a home.

Mature oak trees, level topography and endless possibilities await! Easily walk to shops and restaurants. You're only 300 meters to the Baxter Arts Centre and 700 meters away from Slickers Ice Cream!

**NOTE:** The driveway at 412 Main Street encroaches on the property at 410 Main Street. The lot lines are clearly marked and the encroachment obvious. The owner of 412 Main Street is aware their driveway needs to be altered or moved. To date there is no timeline for completion of this work.

# Property Details

**ADDRESS:** 410 Main Street Bloomfield K0K 1G0

**TYPE:** Building lot

**LEGAL DESCRIPTION:** PART LOT 173 PLAN 2 BLOOMFIELD  
PART 1 47R5994; S/T PE136304; PRINCE EDWARD

LOT SIZE:	106.1' x 213.33' (irregular shape)
ZONING:	HR-11 Hamlet Residential Zone abutting unused M1 industrial property
TAXES:	\$1,223 / 2024
ROLL #:	135011201009600
PIN #:	550490160
WATER:	Municipal available
WASTE:	None – need to install a septic system
SERVICES:	Gas, Hydro, Telephone, Cable, High speed internet
LOT DESCRIPTION:	Generally level, mostly cleared, some trees, gravel driveway at the SE lot line.
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate