



# 58 Sherwood Road, Charlottetown PE Rental Information Package

Anticipated opening: August 2022

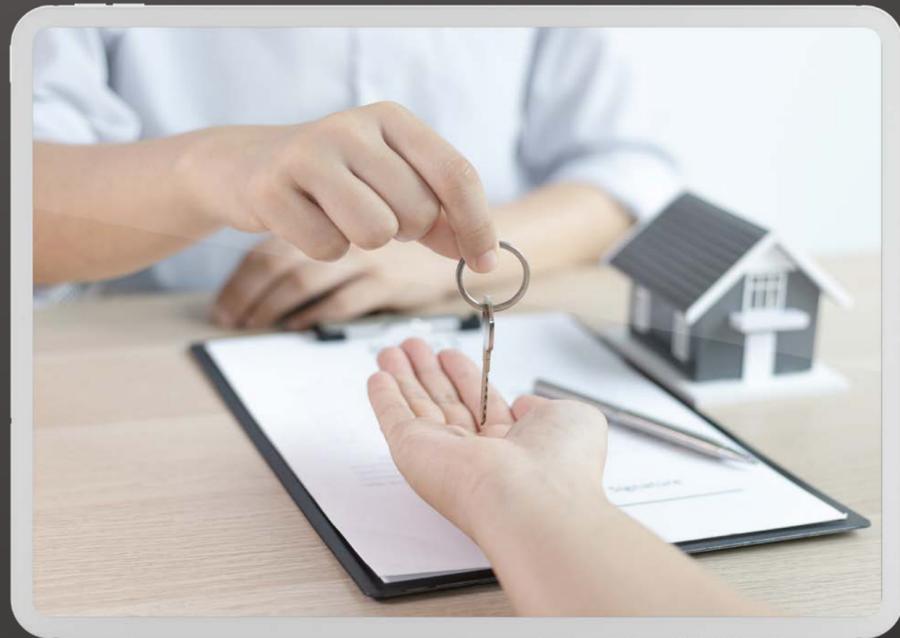


# WHO WE ARE

- Island owned property development company
- Apartment units in Charlottetown, Cornwall, and Summerside
- All properties with in-house property management
- Focused on high-value rentals, putting our residents at the forefront



# WHAT OUR RESIDENTS SAY



"This was by far the nicest apartment I have ever lived in, and you were always great. I have and will continue to highly recommend you guys to anyone I know who is renting!"

"The building was well maintained, neighbours were great, it was overall a really great place to live and I would recommend this company to anyone looking for a place to rent."

"I highly recommend Arsenault Properties. Worth the rent, great building, great views, and landlord is great to deal with!"

"I cannot emphasize enough how much I appreciate the level of communication here, it's so refreshing after living in buildings that feel neglected by landlords who don't seem to care about anything beyond collecting rent. The sense of humanity that's present in this level of communication is something I would love to see happen more often."

# LOCATION MAP



# PROPERTY AMENITIES



This property will feature two 4-story, 35-unit apartment buildings on 3+ acres, allowing for a focus on green space and outdoor amenities.

- Playground equipment
- Dog park
- Outdoor seating area
- Separate, enclosed garbage building
- 100+ parking spots
- T3 Transit Route
- On-site Property Superintendent

Building 1 (58 Sherwood Road) is expected to be completed August 2022  
Building 2 (54 Sherwood Road) is expected to be completed early 2023



# LOCAL AMENITIES

Conveniently located on a T3 transit route in uptown Charlottetown, 58 Sherwood Road is close to some of the City's best shopping, dining, and entertainment.

- Sobeys, Walmart, Superstore, Canadian Tire, PEILCC
- Royalty Crossing Mall
- Cineplex
- Boston Pizza, Montana's, Subway, etc.
- UPEI
- West Royalty Elementary
- Shoppers Drug Mart
- The Spa Fitness Center
- and more!

# UNIT FEATURES

## 2-BEDROOM UNITS

5 different two-bedroom unit styles

- Range from 983-1,259sqft
- Range from \$1,480 - \$1,620/month\*
- Heat pump
- Balcony
- Stainless steel kitchen appliances
- In-suite laundry
- Quartz countertops
- Pet-friendly units available
- 1 parking spot included
  - (2nd spot available \$45/month)

## BACHELOR-STYLE UNITS

3 bachelor-style units available

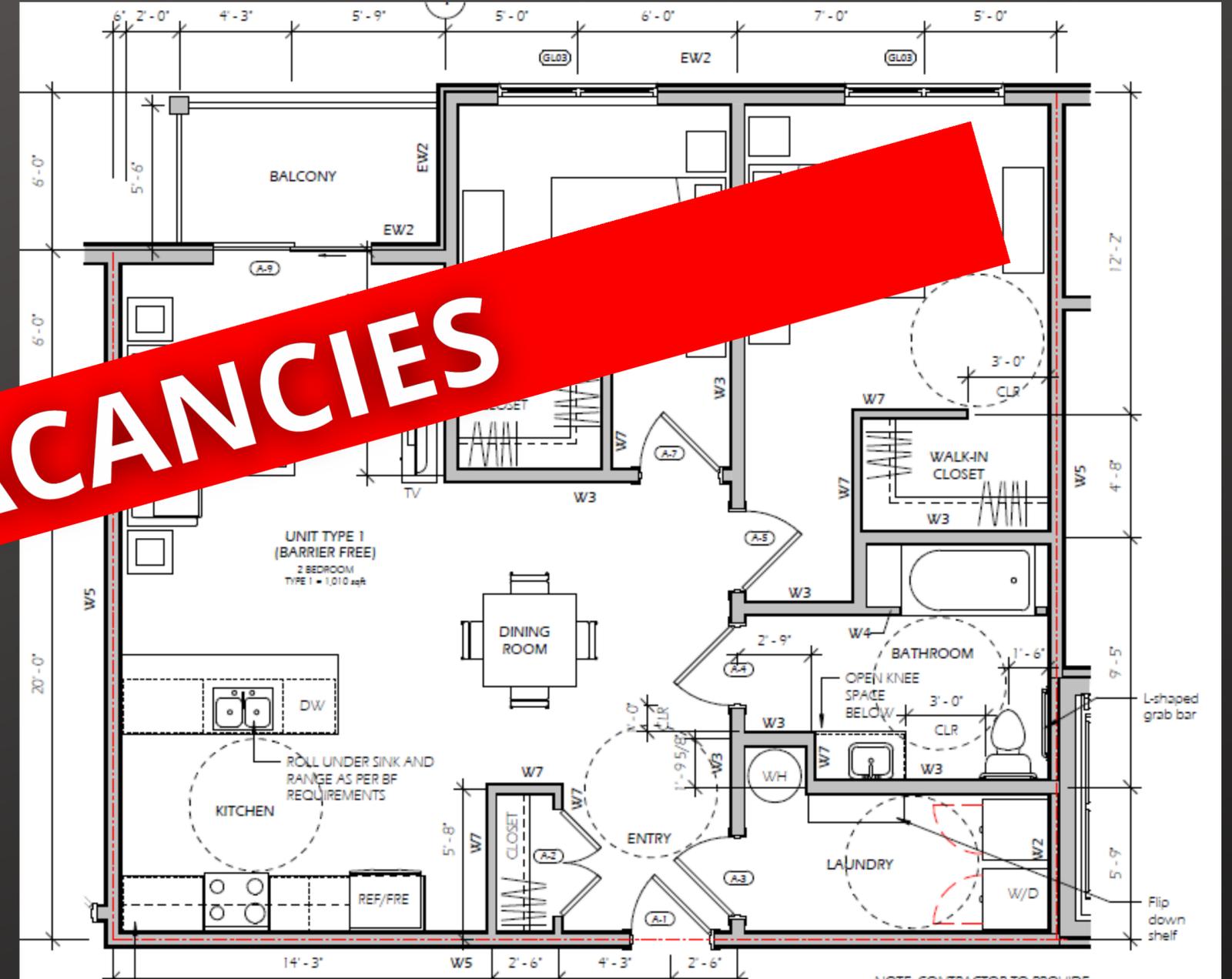
- Designed for affordability
- 325 sqft
- \$675/month\* (heat/electrical included)
- Kitchen appliances included
- 1 parking spot included

\*heat, electric, cable, internet, etc. are responsibility of resident of 2-bedroom units



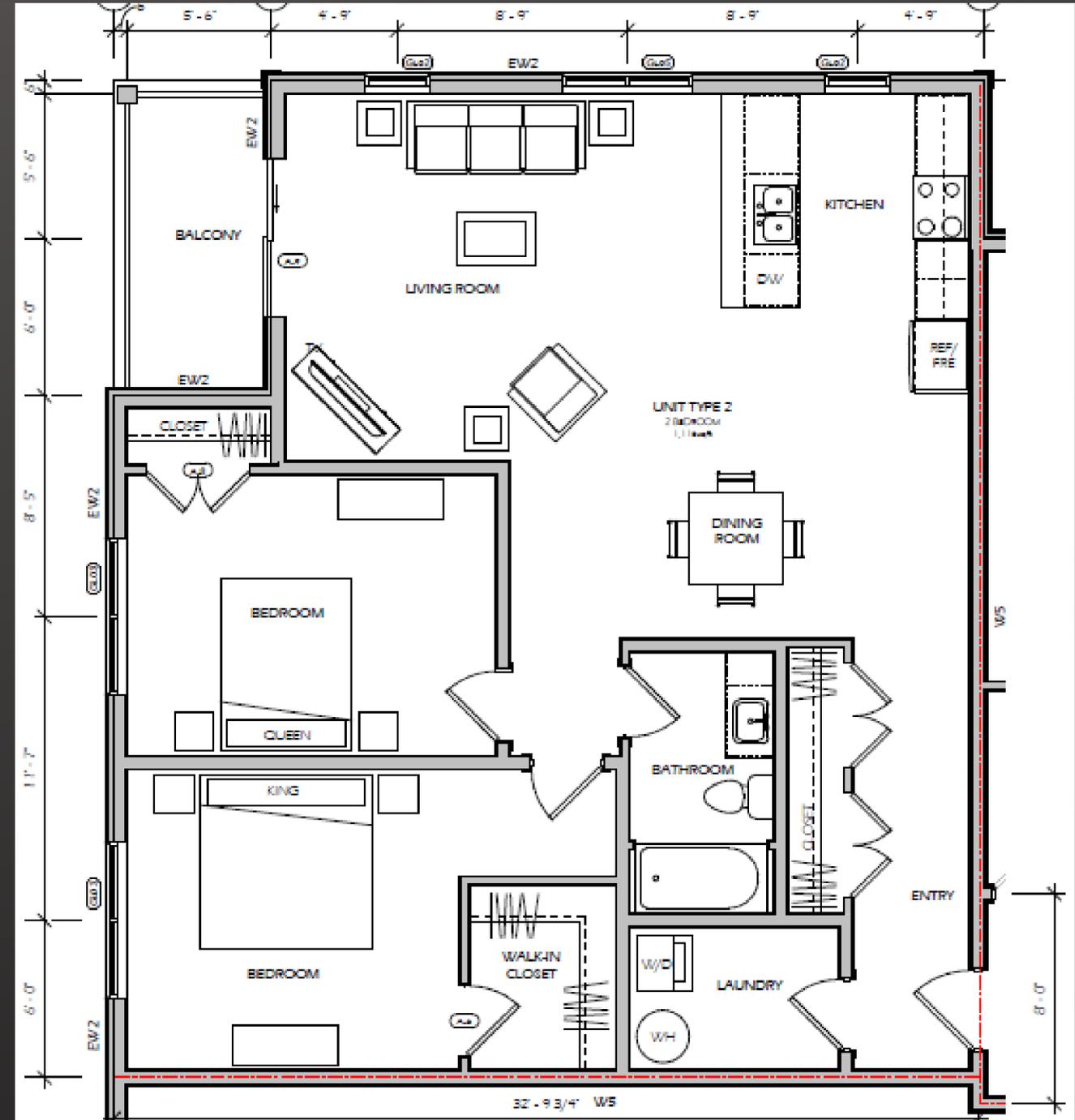
\*cable, internet, etc. are responsibility of resident of bachelor units

# UNIT TYPE 1



- 2 BEDROOM, 1 BATHROOM
- BARRIER-FREE & ACCESSIBLE
- 1010 SQFT

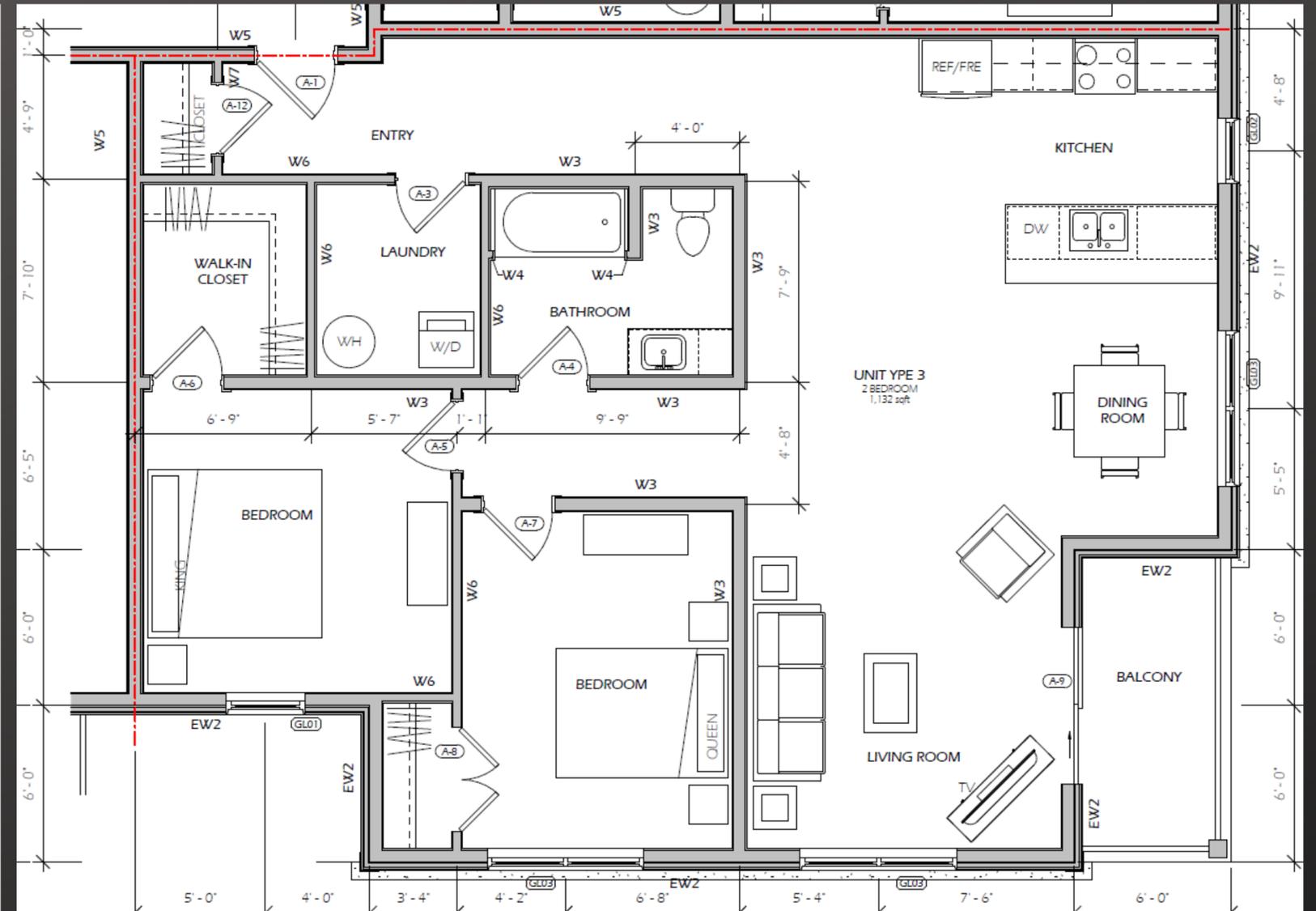
# UNIT TYPE 2



- 2 BEDROOM, 1 BATHROOM
- 1116 SQFT

• \$1520/MONTH

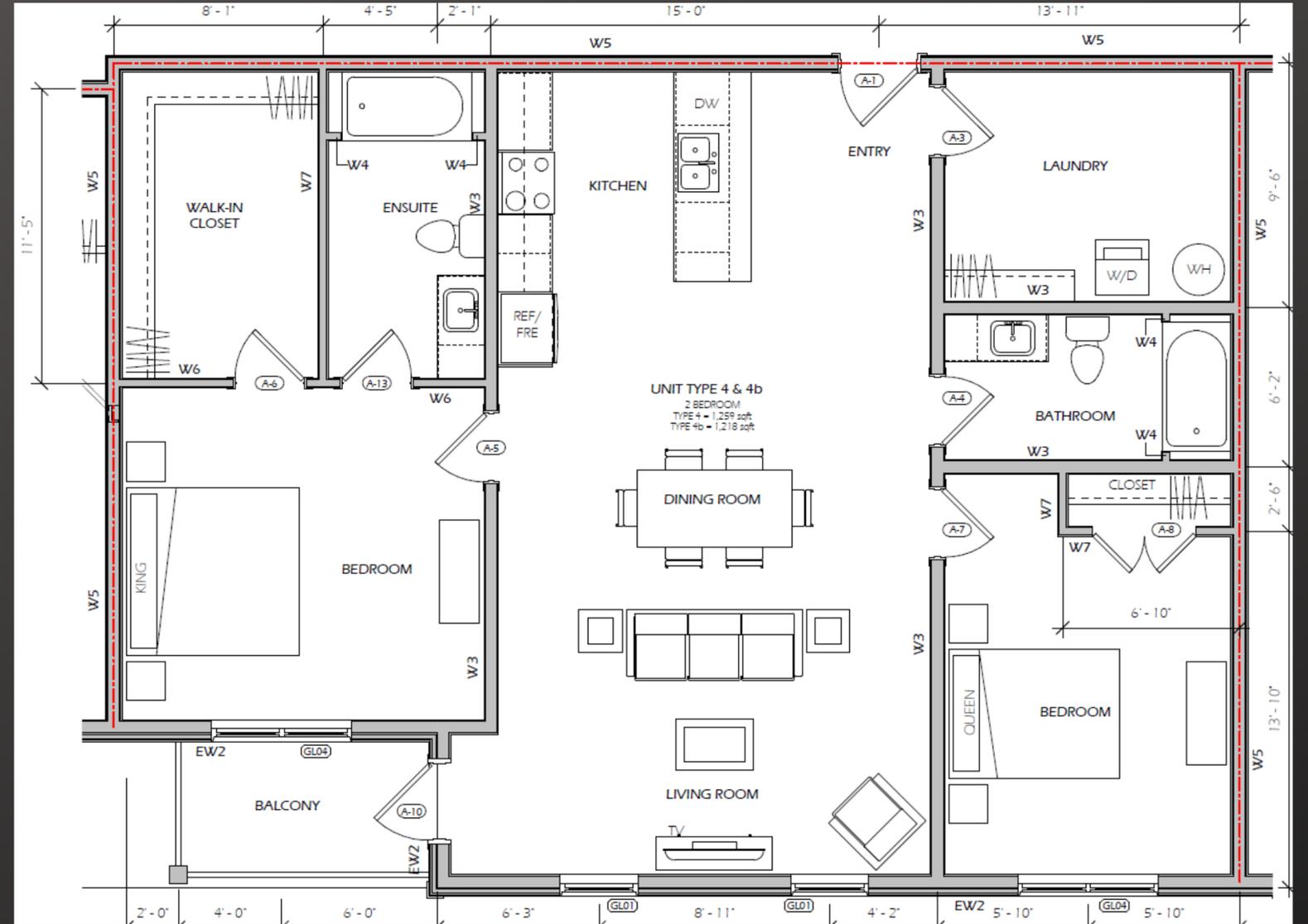
# UNIT TYPE 3



- 2 BEDROOM, 1 BATHROOM
- 1132 SQFT

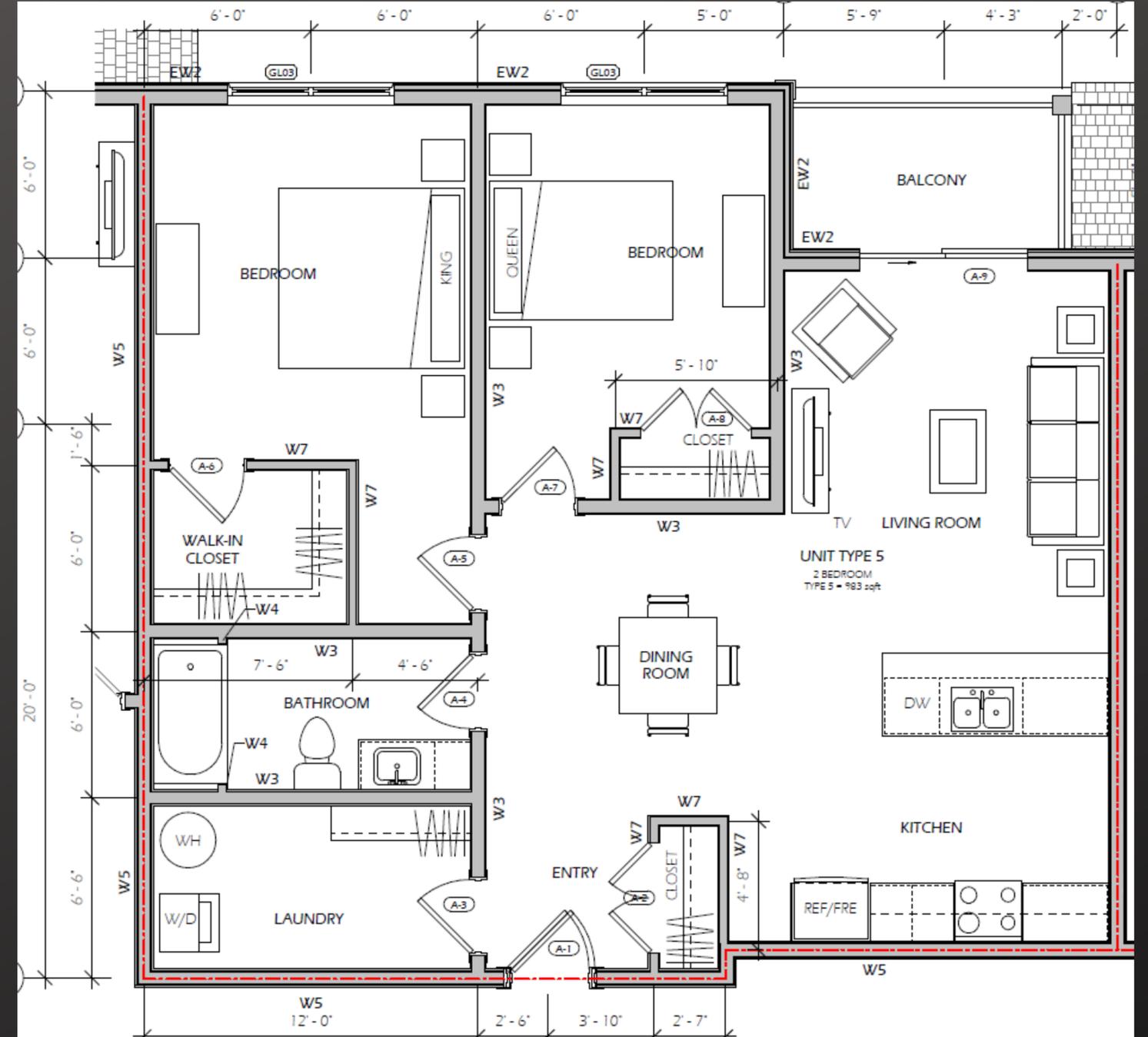
• \$1540/MONTH

# UNIT TYPE 4



- **2 BEDROOM, 2 BATHROOM**
- **1218 & 1259 SQFT**
- **\$1620/MONTH**

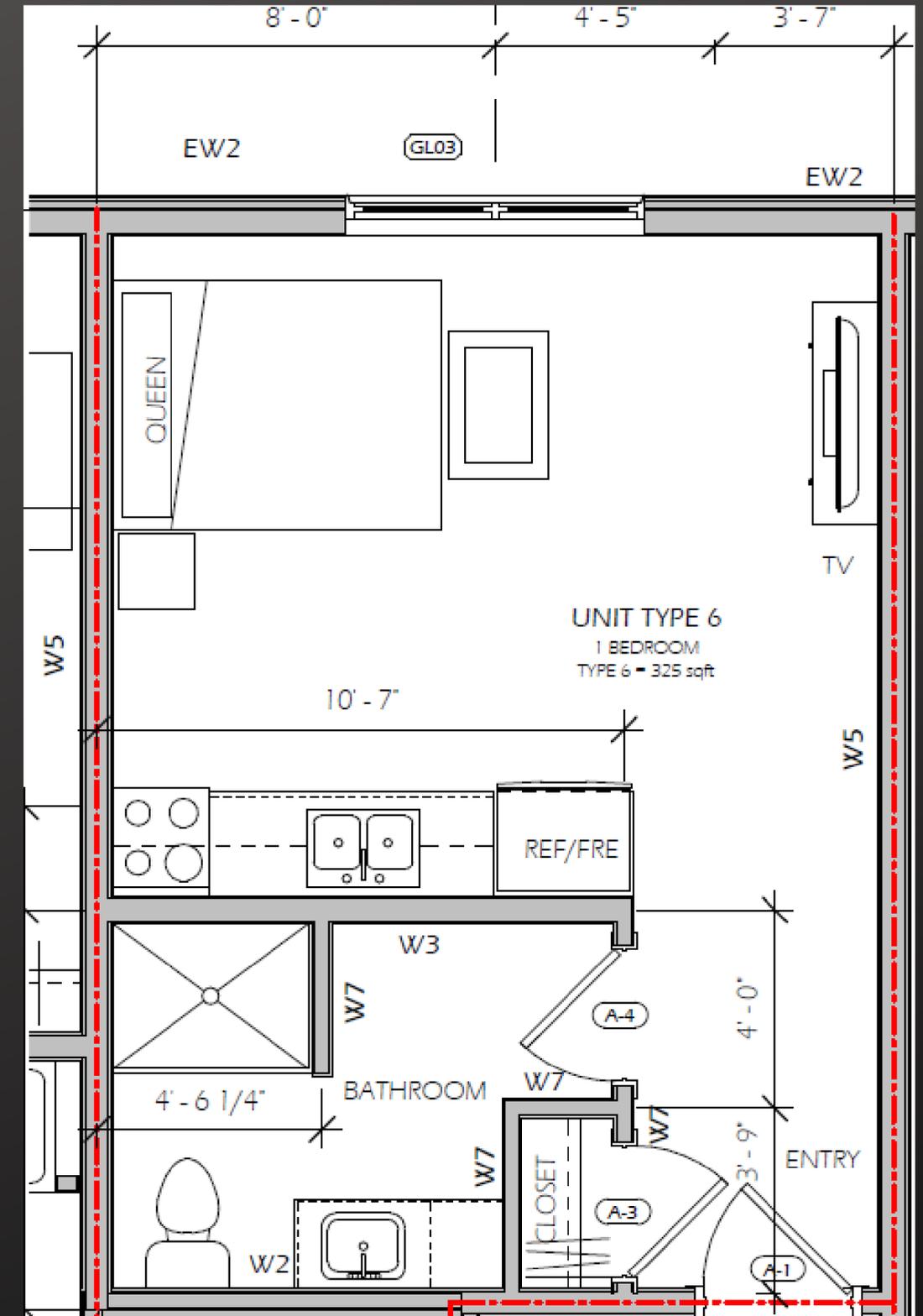
# UNIT TYPE 5



- 2 BEDROOM, 1 BATHROOM
- \$1480/MONTH
- 983 SQFT

# UNIT TYPE 6

- BACHELOR-STYLE
- 325 SQFT
- \$675/MONTH
  - HEAT/ELECTRICITY INCLUDED



# NOW ACCEPTING APPLICATIONS FOR AUGUST 2022

VISIT: 

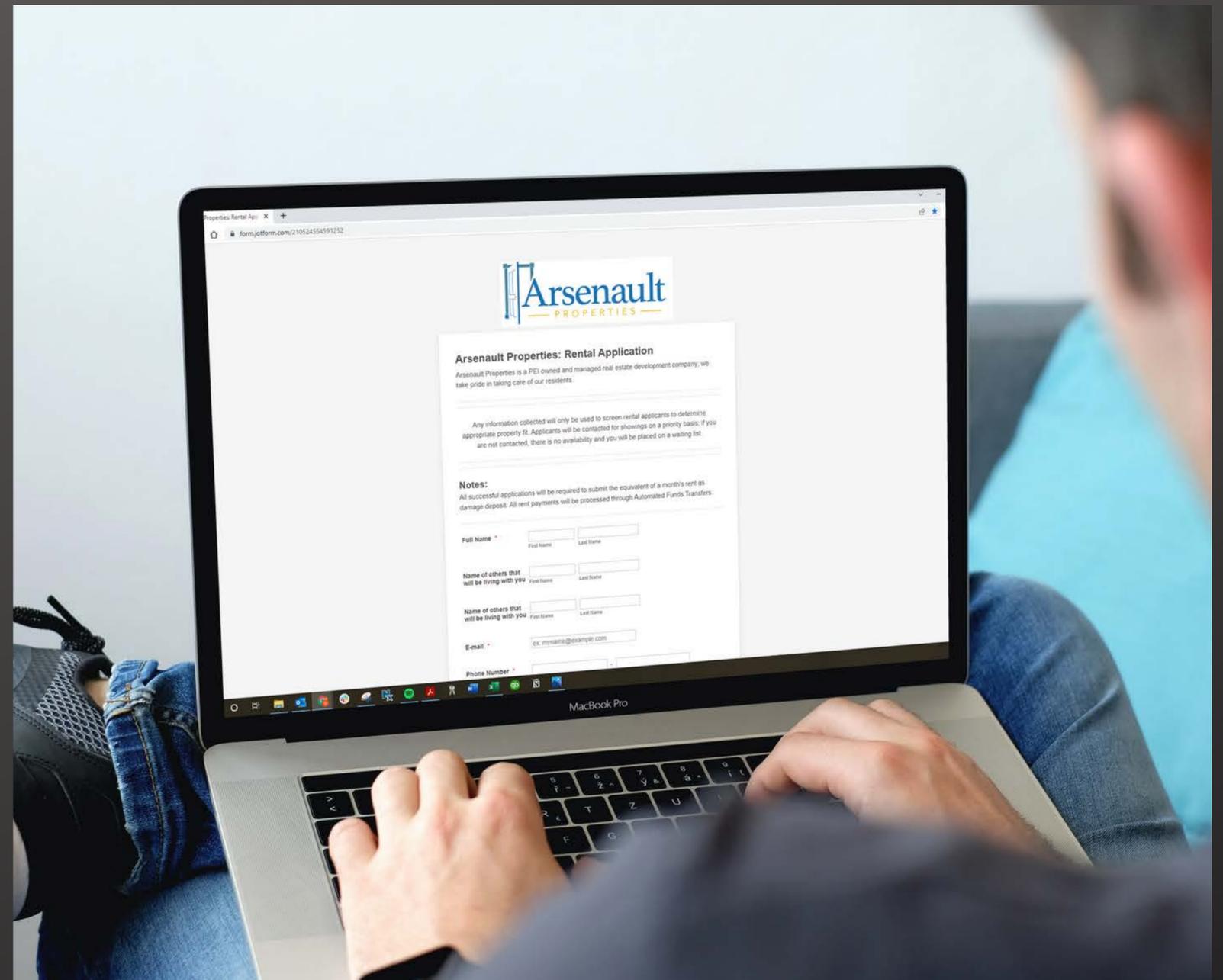
[www.arsenaultproperties.ca](http://www.arsenaultproperties.ca)

E-MAIL: 

[rentals@arsenaultbros.com](mailto:rentals@arsenaultbros.com)

CALL: 

902-918-2248



- APPLICATIONS ARE REQUIRED
- REFERENCES REQUIRED
- SECURITY DEPOSIT OF ONE MONTH'S RENT