



Price \$285,000
Status ACTIVE **Subject to SOBP?**
Escape Clause
Conditions

MLS # 201604286
PID # 55017040 **PID #2**
PID #3 **PID #4**
AAN#

Address 26 Main Street
Community Kingsport BOP 1H0
Type Single Family **Style** Detached
Bldg Style 3 Storey **Int. Photo Allowed**

Lot Size 19,299 square feet / Acres
Square Footage (MLA) 3,000
Total Fin SqFt (TLA) 3,000
Building Dimensions 38 x 20 + 24 x 24 x 14 x 5 x 64
Road Public
Legal Desc

Title to Land Freehold
Betterment Charges

District Kings County
Sub-District V2
Zoning R7 **Occupancy** Owner
Elementary Glooscap Elementary School
Middle/Jr
High Northeast Kings Education Centre
Fr Imm Elem
Fr Imm Mid
Fr Imm High
Other

List Date 3/10/2016
Acceptance Date
Firm Date
Closing Date
Possession
Selling Price

Instructions to Members

Showing Instructions Contact LBO

Directions to Property Route 221 to Kingsport to Main Street to civic number

Inclusions Dishwasher, central vac and attachments

Exclusions
Property Size Under 0.5 Acres
Land Features Cleared, Landscaped, Level

Structures

Community Feat. Playground, Recreation Center, Shopping

Heat/Cool Baseboard, Fireplace, Hot Water
Fuel Type Oil
Water Drilled Well
Sewage Municipal
Utilities Cable, Electricity, High Speed Internet, Telephone

Rental Equip. None

Appliances Incl. Central Vacuum, Dishwasher

Exterior Vinyl, Wood Siding
Garage Detached, Double
Driveway/Pkg Double, Paved
Basement Full
Foundation Concrete, Stone
Features Deck, Patio, Central Vacuum, Wood Fireplace

Roof Asphalt Shingle
Flooring Carpet, Hardwood, Linoleum
Docs on File Floor Plan, LRIS Map, Well

Built as a hotel in the late 1800s, this wonderful 3 story, 6 bedroom residence sits on a large lot on a quiet street in the seaside Village of Kingsport. Owned by the same family for over 26 years, it is well upgraded, nicely maintained and offers an amazing amount of character. Sunny rooms, original woodwork, cozy eat-in kitchen with sitting area and fireplace. Mostly wood floors, covered verandah, second floor deck, good systems and small barn. Ideal for families needing lots of space, B & B or home based business.

AG 6 **BG Bdrm** 0 **# Bdrm** 6
F Baths 2 **H Baths** 0 **T Baths** 2
Master On Main Floor?
Building Age 120 **Approx Year Built** 1896
Yr Built Unknown

Sign No **PDS** Yes
Lockbox No **Migrated** No
LBox Location
Association Fees **Rental Income**
HST

Garage Yes
Details Detached barn/garage
Waterfront No **Water Frontage**
Water Meas/Units /
Water Access/View

Floor	Room	Size	Floor	Room	Size	Floor	Room	Size
Main Floor	Foyer	15.2 x 6.2	2nd Level	Bedroom	14.4 x 11.6	3rd Level	OTHER	Hall 7 x 4
Main Floor	Bath 1	6.6 x 5.8	2nd Level	Bedroom	14.4 x 11.10	3rd Level	Rec Room	22 x 13.6
Main Floor	Living Room	24 x 14.6	2nd Level	Bedroom	10.10 x 13	3rd Level	Bedroom	5.5 x 8.9 7 x 9.4
Main Floor	Dining Room	13.6 x 13	2nd Level	Bedroom	10.8 x 11.2	3rd Level	Bedroom	10.6 x 11.8
Main Floor	Eat In Kitchen	19.6 x 12.4	2nd Level	Bath 2	15 x 6.3 4 piece	3rd Level	OTHER	Hall 7.8 x 2.5
Main Floor	Mud Room	9.6 x 9.6	2nd Level	OTHER	Hall 13 x 3.10			
Main Floor	Laundry	9.6 x 9.6	2nd Level	OTHER	Hall 22.6 x 2.9			

CSA/ABS **Serial #** **Mobile/Leased Land Fees**

Monthly Condo Fee **Condo Fee Includes** **Condo Corp #**

Seller 1 Name Geraldine Anderson **Seller 2 Name**

Co-Opg Bkr Comp 2%

List Office 1 MBA Country Real Estate Brokers - Toll: +1 800-711-5556 **List Member 1** RICHARD MATHESON
List Office 2 **List Member 2**
List Office 3 **List Member 3**
Selling Office **Selling Member**

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.