



Price \$539,000 **For Sale**
Status ACTIVE **Subject to SOBP?**
Escape Clause
Conditions

MLS # 201823287
PID # 45170156 **PID #2**
PID #3 **PID #4**
AAN#

Address 1035 Belmont Road
Community Belmont BON 2A0
Type Single Family **Style** Detached
Bldg Style 1.5 Storey **Int. Photo Allowed** Yes

Lot Size 88 +- acres / Acres
Square Footage (MLA) 1,828
Total Fin SqFt (TLA) 1,828
Building Dimensions 32 x 30 plus 32 x 7
Road Public
Legal Desc
Title to Land Freehold
Betterment Charges

District Hants County
Sub-District V1
Zoning Rural **Occupancy** Owner
Elementary
Middle/Jr
High
Fr Imm Elem
Fr Imm Mid
Fr Imm High
Other

List Date 9/17/2018
Acceptance Date **Firm Date**
Closing Date **Possession** 60 - 90 days
Selling Price

Instructions to Members

Showing Instructions Contact LBO

Directions to Property Highway 101 to Exit 5 or 5A to Highway 215. Continue on Route 215 towards Summerville. Left on the Belmont Road to civic number.

Inclusions Dishwasher, stove, fridge
Exclusions
Property Size 50 to 100 Acres
Land Features Cleared, Partial Landscaped, Paddock, Partially Fenced, Rolling, Stream/Pond, Deck, Barn
Structures
Community Feat. Recreation Center, School Bus Service

Heat/Cool Furnace
Fuel Type Electric, Oil, Wood
Water Cistern, Dug, Well
Sewage Septic
Utilities Electricity, High Speed Internet, Telephone
Rental Equip. None
Appliances Incl. Stove, Dishwasher, Refrigerator

Exterior Wood Shingles, Wood Siding
Garage Detached, 1.5, Wired
Driveway/Pkg Circular, Double, Gravel
Basement Full, Partially Developed, Walkout
Foundation Concrete
Features Ensuite Bath, Wood Stove(s)
Roof Metal
Flooring Ceramic, Hardwood
Docs on File Aerial Photos, Deed, Floor Plan, LRIS

Stunning 88 acre farm located in Belmont just 40 minutes to city and easy access to the Village of Brooklyn and Windsor. 1.5 story, 2 or 3 bedroom home, well maintained and upgraded by owners over the past 20 years. Features include woodstove, sunroom, large deck and walk-out basement. Nice setting, off the road with a high level of privacy. Approximately 30 acres of cleared land. Very nice fields, mixed forest, groomed trails and 5 ponds. Extensive frontage on Kennetcook River. Large barn with 200 amp electrical is ideal for horses and sheep. 4 stalls, tack room and run-in. OD riding ring and small hay barn. Insulated double garage with loft. South facing property ideal for vineyard, organics and other agricultural enterprises.

AG 3 **BG Bdrm** 0 **# Bdrm** 3
F Baths 1 **H Baths** 1 **T Baths** 2
Master On Main Floor?
Building Age 38 **Approx Year Built** 1980
Yr Built Unknown

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

Garage Yes
Details Detached double with large loft
Waterfront Yes **Water Frontage** River
Water Meas/Units /
Water Access/View

Floor	Room	Size
Main Floor	Foyer	6.6 x 9.6
Main Floor	Kitchen	10.8 x 14.2
Main Floor	Dining Room	10.8 x 12.4
Main Floor	Family Room	and office 16.8 x 13
Main Floor	Bath 1	2 piece
Main Floor	Sun Room	31 x 6.2
2nd Level	Bedroom	11.6 x 16.8

Floor	Room	Size
2nd Level	Bedroom	19.6 x 12.10
2nd Level	Bath 1	11 x 14
2nd Level	Laundry	6.8 x 5.9
Lower Level	OTHER	Cold room 11.8 x 7.2
Lower Level	Storage	27.7 x 13.5
Lower Level	Games Room	28 x 12

Floor	Room	Size

CSA/ABS **Serial #** **Make** **Mobile/Leased Land Fees** **Land Status**
Monthly Condo Fee **Condo Fee Includes** **Condo Corp #**

Seller 1 Name Douglas Crossman **Seller 2 Name** Heidi Boutilier

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.