




**Price** \$195,000  
**Status** ACTIVE      **Subject to SOBP?** N  
**Escape Clause**  
**Conditions**

**MLS #** 201707211  
**PID #** 20053153      **PID #2** 20053138  
**PID #3**      **PID #4**  
**AAN#**  


**Address** 5305 Route 289  
**Community** Upper Stewiacke      BON 2PO  
**Type** Single Family      **Style** Residential  
**Bldg Style** 2 Storey      **Int. Photo Allowed** Yes

**Lot Size** 11.3 acres / Acres  
**Square Footage (MLA)** 2,800  
**Total Fin SqFt (TLA)** 2,800  
**Building Dimensions** 31.4 x 39.2 x 16.9 x 21  
**Road** Public  
**Legal Desc**  
  
**Title to Land** Freehold  
**Betterment Charges**

**District** 103H-Historical 103  
**Sub-District** N/A  
**Zoning** Rural      **Occupancy** Owner  
**Elementary**  
**Middle/Jr**  
**High**  
**Fr Imm Elem**  
**Fr Imm Mid**  
**Fr Imm High**  
**Other**

  
**List Date** 4/4/2017  
**Acceptance Date**      **Firm Date**  
**Closing Date**  
**Possession** 60 days  
**Selling Price**

**Instructions to Members**

**Showing Instructions** Contact LBO Heritage Home - Front facade cannot be changed unless by special permission.

**Directions to Property** Highway 102 to Exit 12 (Brookfield). At light continue on Route 289 to civic number on left.

**Inclusions** Built-in oven and countertop stove.  
  
**Exclusions**  
**Property Size** 10 to 49.99 Acres  
**Land Features** Partially Cleared, Partial Landscaped, Wooded/Treed  
**Structures**  
**Community Feat.** School Bus Service, Shopping

**Heat/Cool** Fireplace, Forced Air  
**Fuel Type** Oil, Wood  
**Water** Drilled Well  
**Sewage** Septic  
**Utilities** Electricity, High Speed Internet, Telephone  
  
**Rental Equip.** None  
  
**Appliances Incl.** Cooktop - Electric, Oven

**Exterior** Wood Siding  
**Garage** None  
**Driveway/Pkg** Circular, Single  
**Basement** Full, Undeveloped  
**Foundation** Concrete  
**Features**  
  
**Roof** Asphalt Shingle  
**Flooring** Softwood  
**Docs on File** Floor Plan, LRIS Map

Built in 1833, this spacious, full 2 story Heritage home offer 2,800 square feet of living space and original character. It's been well maintained and has modern systems including drilled well, septic, newly installed efficient oil fired furnace. Features include concrete basement, blown-in insulation, 8 fireplaces (one with wood burning insert), 6 over 6 windows, wood floors, some wood walls, library with shelving. 11.3 acres, forest, field and pond. Thirty minutes to Truro. Well maintained and updated. Fantastic setting with old barn that needs restoring, chicken coop and raised bed gardens.

**AG** 4      **BG Bdrm** 0      **# Bdrm** 4  
**F Baths** 1      **H Baths** 0      **T Baths** 1  
**Master On Main Floor?**  
**Building Age** 184      **Approx Year Built** 1833  
**Yr Built Unknown**

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

**Garage** No  
**Details**  
**Waterfront** No      **Water Frontage**  
**Water Meas/Units** /  
**Water Access/View**

| Floor      | Room        | Size               | Floor     | Room    | Size            | Floor | Room | Size |
|------------|-------------|--------------------|-----------|---------|-----------------|-------|------|------|
| Main Floor | Kitchen     | 12 x 8.3           | 2nd Level | Bedroom | 14.5 x 9.10     |       |      |      |
| Main Floor | OTHER       | Library 14. x 12.4 | 2nd Level | Bedroom | 14.6 x 12.3     |       |      |      |
| Main Floor | Den/Office  | 14.4 x 13.4        | 2nd Level | Bedroom | 15.8 x 12       |       |      |      |
| Main Floor | Foyer       | 23 x 6.10          | 2nd Level | Bath 1  | 7 x 6.7         |       |      |      |
| Main Floor | Family Room | 15.2 x 12          | 2nd Level | OTHER   | Hall 14.5 x 6.9 |       |      |      |
| Main Floor | Mud Room    | 11.3 x 7.4         |           |         |                 |       |      |      |
| 2nd Level  | Bedroom     | 15.3 x 9.10        |           |         |                 |       |      |      |

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

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

**Seller 1 Name** Lola Brown      **Seller 2 Name**

**Co-Opg Bkr Comp** 2% + HST

**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.