




**Price** \$339,000      For Sale  
**Status** ACTIVE      **Subject to SOBP?**  
**Escape Clause**  
**Conditions**

**MLS #** 201722093  
**PID #** 05070024      **PID #2**  
**PID #3**      **PID #4**  
**AAN#**  


**Address** 77 Delusion Road  
**Community** Moshers Corner      BOS 1P0  
**Type** Single Family      **Style** Residential  
**Bldg Style** 1.5 Storey      **Int. Photo Allowed**

**Lot Size** 10 +- acres      / Acres  
**Square Footage (MLA)** 2,685  
**Total Fin SqFt (TLA)** 2,685  
**Building Dimensions** 0  
**Road** Public  
**Legal Desc**  
**Title to Land** Freehold  
**Betterment Charges**

**District** Annapolis County  
**Sub-District** V3  
**Zoning** nil      **Occupancy** Owner  
**Elementary**  
**Middle/Jr**  
**High**  
**Fr Imm Elem**  
**Fr Imm Mid**  
**Fr Imm High**  
**Other**

  
**List Date** 8/25/2017  
**Acceptance Date**      **Firm Date**  
**Closing Date**  
**Possession** 90 days (negotiable)  
**Selling Price**

**Instructions to Members**

**Showing Instructions** Contact LBO

**Directions to Property** From Middleton to top of mountain on Gates Mountain Road. Turn right onto Delusion Road; property on left.

**Inclusions** Wood cookstove  
**Exclusions**  
**Property Size** 50 to 100 Acres  
**Land Features** Partially Cleared, Partially Fenced  
**Structures** Patio, Barn, Greenhouse  
**Community Feat.** School Bus Service

**Heat/Cool** Other  
**Fuel Type** Propane  
**Water** Drilled Well  
**Sewage** Septic  
**Utilities** Electricity, High Speed Internet  
**Rental Equip.** Propane Tank, Water Heater  
**Appliances Incl.** Oven, Dishwasher, Refrigerator

**Exterior** Wood Shingles  
**Garage** None  
**Driveway/Pkg** Gravel  
**Basement** Fully Developed  
**Foundation** Stone  
**Features** Ensuite Bath, Propane Fireplace  
**Roof** Asphalt Shingle  
**Flooring** Carpet, Softwood, Vinyl  
**Docs on File** Septic Cert/Drawing

Coldspring Farm is a no spray farmstead, situated on a well maintained paved road on the North Mountain, 10 minutes from Middleton in the heart of the Annapolis Valley. It consists of 10 acres with distant views, a 150 year old farmhouse that has a modern 18 year old addition. The home features 5 bedrooms, 4 baths, country kitchen, sunroom, lots of storage and good systems. There are two older barns in good repair with power, water and steel roofs. Currently used for egg production and egg grading but with renovations could be easily converted for other livestock or horses. Included are two greenhouses.

**AG** 5      **BG Bdrm** 0      **# Bdrm** 5  
**F Baths** 3      **H Baths** 1      **T Baths** 4  
**Master On Main Floor?**  
**Building Age** 157      **Approx Year Built** 1860  
**Yr Built Unknown**

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

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

Floor	Room	Size
Main Floor	Kitchen	23 x 12.5
Main Floor	Bedroom	15 x 14
Main Floor	Ensuite Bath 1	14 x 8
Main Floor	OTHER	Office 7.10 x 12.6
Main Floor	Living Room	23 x 11.6
Main Floor	Mud Room	6.8 x 10.8
Main Floor	Bath 1	7 x 5.8

Floor	Room	Size
Main Floor	Laundry	13.4 x 13.4
Main Floor	Dining Room	12.8 x 13
Main Floor	Sun Room	10.6 x 10.9
2nd Level	Kitchen	Apartment 6.2 x 8
2nd Level	Dining Room	10.3 x 10.9
2nd Level	Living Room	Apartment 13.3 x 17
2nd Level	Bedroom	Apartment 14 x 11.3

Floor	Room	Size
2nd Level	Bath 1	Apartment 4 piece
2nd Level	Bedroom	12 x 9
2nd Level	Bedroom	7.11 x 13.10
2nd Level	Bath 1	5.5 x 7.10
2nd Level	Foyer	8 x 9

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

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

**Seller 1 Name** Paul Colville      **Seller 2 Name** Ruth Colville

**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** MBA Country Real Estate Brokers - Toll: +1 800-711-5556      **List Member 2** TED VAN TRIGT  
**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.