




Price \$234,000 For Sale
Status ACTIVE **Subject to SOBP?**
Escape Clause
Conditions

MLS # 201805577
PID # 55442016 **PID #2** 55181283
PID #3 **PID #4**
AAN#


Address 990 Alders Road
Community Canaan B4N 4K1
Type Single Family **Style** Detached
Bldg Style 1.5 Storey **Int. Photo Allowed** Yes

Lot Size 29 +- acres / Acres
Square Footage (MLA) 1,900
Total Fin SqFt (TLA) 1,900
Building Dimensions 46 x 29 x 33 x 10 x 8 x 19
Road Public
Legal Desc
Title to Land Freehold
Betterment Charges

District Kings County
Sub-District V2
Zoning Forestry **Occupancy** Owner
Elementary
Middle/Jr
High
Fr Imm Elem
Fr Imm Mid
Fr Imm High
Other


List Date 3/18/2018
Acceptance Date **Firm Date**
Closing Date
Possession 30 - 60 days
Selling Price

Instructions to Members

Showing Instructions Contact LBO

Directions to Property Canaan Mountain to Alders Road to the end.

Inclusions Stove, fridge, washer, dryer, woodstove.
Exclusions Corner cupboard in livingroom, metalwork
Property Size 50 to 100 Acres
Land Features Cleared, Partially Cleared, Landscaped, Wooded/Treed
Structures Barn
Community Feat. Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping

Heat/Cool Forced Air
Fuel Type Electric, Oil, Wood
Water Drilled Well
Sewage Septic
Utilities Cable, Electricity, Telephone
Rental Equip. Propane Tank
Appliances Incl. Stove - Gas, Dishwasher, Dryer - Gas, Washer, Refrigerator

Exterior Wood Shingles, Wood Siding
Garage Heated
Driveway/Pkg Shared
Basement Full, Walkout
Foundation Concrete, Stone
Features Wood Stove(s)
Roof Metal
Flooring Ceramic, Softwood, Vinyl
Docs on File Aerial Photos, Deed, Floor Plan, LRIS

Well upgraded, century home on 29 acres just 10 minutes from New Minas. Last house on a dead-end road, providing a wonderful level of privacy. Features wood shingles on side walls, recent steel roof, newer windows, oil furnace and woodstove, wood floors, Roth oil tank, upgraded wiring, newly remodeled bathroom. Cozy farmhouse built around 1840. Large kitchen, dining nook, diningroom, livingroom, pantry, office, entry, and 3 bedrooms upstairs. Amazing gardens, mature trees and some open spaces. Detached workshop building with finished second level which is insulated, heated and used as an office. Building requires some foundation and floor work, but overall, a very useful space.

AG 3 **BG Bdrm** 0 **# Bdrm** 3
F Baths 1 **H Baths** 0 **T Baths** 1
Master On Main Floor?
Building Age 100 **Approx Year Built** 1840
Yr Built Unknown

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

Garage Yes
Details Detached building, has potential.
Waterfront No **Water Frontage**
Water Meas/Units /
Water Access/View

Floor	Room	Size
Main Floor	Mud Room	4.3 x 6.9
Main Floor	Kitchen	13.2 x 16.8
Main Floor	OTHER	Pantry 5.2 x 11.1
Main Floor	Bath 1	7.7 x 10.11
Main Floor	OTHER	Office 9 x 6
Main Floor	Dining Room	9.5 x 8.8
Main Floor	OTHER	Sitting room 12.6 x 11.3

Floor	Room	Size
Main Floor	Living Room	17.7 x 11.5
Main Floor	Laundry	3.4 x 9.4
Main Floor	OTHER	Hall 17.6 x 5.10
Main Floor	OTHER	Hall 3 x 5.10
2nd Level	Bedroom	17.5 x 11.10
2nd Level	Bedroom	14.2 x 17.5
2nd Level	Master Bedroom	16 x 9.8 + 7.2 x 1.8

Floor	Room	Size
2nd Level	OTHER	5.2x4.10
2nd Level	OTHER	Closet 9.5 x 6.11
2nd Level	OTHER	Hall 17.5 x 3

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

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

Seller 1 Name Bruce Dienes **Seller 2 Name** Gwenyth Dwyn

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**

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