




**Price** \$497,000      **For Sale**  
**Status** ACTIVE      **Subject to SOBP?**  
**Escape Clause**  
**Conditions**

**MLS #** 201826901  
**PID #** 55066047      **PID #2**  
**PID #3**      **PID #4**  
**AAN#**  


**Address** 325 Thorpe Road  
**Community** Billtown      B4N 3V7  
**Type** Single Family      **Style** Detached  
**Bldg Style** 1.5 Storey      **Int. Photo Allowed** Yes

**Lot Size** 12.5 / Acres  
**Square Footage (MLA)** 2,500  
**Total Fin SqFt (TLA)** 2,500  
**Building Dimensions** 0  
**Road**  
**Legal Desc**  
**Title to Land** Freehold  
**Betterment Charges**

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

  
**List Date** 11/8/2018  
**Acceptance Date**      **Firm Date**  
**Closing Date**      **Possession** 5 months  
**Selling Price**

**Instructions to Members**

**Showing Instructions** Contact LBO - 24 hour notice requested

**Directions to Property** Highway 221 to Lakeville. Turn north on Lamont Road and right at "T" on Thorpe Road to civic number on left side.

**Inclusions** Dishwasher, fridge  
**Exclusions**  
**Property Size** 10 to 49.99 Acres  
**Land Features** Cleared, Partial Landscaped, Rolling, Wooded/Treed  
**Structures** Barn  
**Community Feat.** Golf Course, Park, Recreation Center, School Bus Service, Shopping

**Heat/Cool** Hot Water, In Floor  
**Fuel Type** Oil  
**Water** Drilled Well  
**Septage** Septic  
**Utilities** Cable, Electricity, High Speed Internet, Telephone  
**Rental Equip.** None  
**Appliances Incl.** Dishwasher, Refrigerator

**Exterior** Wood Shingles  
**Garage** Attached, Detached  
**Driveway/Pkg** Paved  
**Basement** None  
**Foundation** Concrete, Slab  
**Features** Air Exchanger, Central Vacuum  
**Roof** Asphalt Shingle  
**Flooring** Engineered Hardwood, Vinyl  
**Docs on File** Aerial Photos, Floor Plan, Legal

Very exciting property and rare find on Thorpe Road. 12.5 acre property with south facing field and forest located at base of North Mountain. 18 year old custom built home set way back off the road on a hill with long unobstructed views. 1.5 story with covered verandah, ICF construction, 3 bedrooms, 2.5 baths, open concept with main floor master and family room. Excellent systems, in-floor heating and attached garage. Fabulous 2,800 sq ft garage/barn with heated workshop, loft and equipment shelter. Ideal for hobby farming, vineyard, fruit, horses and gardening. Just 12 minutes to Kentville.

**AG** 3      **BG Bdrm** 0      **# Bdrm** 3  
**F Baths** 3      **H Baths** 0      **T Baths** 3  
**Master On Main Floor?** Yes  
**Building Age** 18      **Approx Year Built** 2000  
**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 and single car attached.  
**Waterfront** No      **Water Frontage**  
**Water Meas/Units** /  
**Water Access/View**

Floor	Room	Size
Main Floor	Foyer	7.6 x 9.6
Main Floor	OTHER	Closet 6.1 x 6.1
Main Floor	Bath 1	4.9 x 6.1
Main Floor	Laundry	11.11 x 11.9
Main Floor	Living Room	14 x 11.8
Main Floor	Dining Room	15 x 12.4
Main Floor	Kitchen	11.5 x 11

Floor	Room	Size
Main Floor	Master Bedroom	15.3 x 13.8
Main Floor	Ensuite Bath 1	8.3 x 10.9
Main Floor	OTHER	Walk-in closet 10.8 x 4.10
Main Floor	Family Room	17.5 x 12.3
2nd Level	Bedroom	14 x 13.11
2nd Level	OTHER	Sitting room 13.3 x 13.7
2nd Level	Bath 1	8.9 x 8

Floor	Room	Size
2nd Level	Bedroom	14 x 11.3
2nd Level	OTHER	Hall 17.10 x 5.3

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

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

**Seller 1 Name** David Eye      **Seller 2 Name** Annetta Eye

**Co-Opg Bkr Comp** 2%

**List Office 1** MBA Country Real Estate Brokers - Toll: 800-711-5556      **List Member 1** Richard Matheson  
**List Office 2** MBA Country Real Estate Brokers - Toll: 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.