



EXCEPTIONAL CENTURY FARMHOUSE ON 13.9 ACRES	
Price: <b>\$305,000</b>	MLS® #: <b>55073282</b>
Status: <b>Active</b>	PAN #: <b>00764213</b>
	File #: <b>201167594</b>
Legal Descr.: Address: <b>482 PARKER CONDON RD</b> City: <b>BERWICK NORTH, B0P 1E0</b>	
Side of Road: Lot Size +/-: <b>13.9 ACRES</b>	District: <b>DIKIN</b> Sub-Dist: <b>V2</b> Zoning: <b>A1</b> Occupancy: <b>Owner</b> Sec. School:
Water Frontage: Above Grade Sq.Ft. (MLA): <b>2,300</b> Total Fin. Sq.Ft. (TLA): <b>2,300</b> Elem Schl:	
List.Date: <b>10-JUN-2011</b>	Possession: <b>60 DAYS</b>

**Directions** Highway 101 to Exit 15. North on Route 360. First right then right again on Parker Condon Road to civic# on right.  
**Show.Instr.** Contact LBO

Type: <b>Single Family</b>	Heating: <b>Electric, Oil, Wood</b>	Exterior: <b>Vinyl</b>
Style: <b>2 Storey</b>	Garage Type: <b>Detached, Triple</b>	Driveway: <b>Circular, Double, Paved</b>
Title to Land: <b>Freehold</b>	Water: <b>Drilled, Well</b>	Foundation: <b>Full, Walkout, Rock/Stone</b>
Land Features: <b>Cleared, Stream/Pond, Partial Landscaped, View</b>	Sewer: <b>Septic</b>	Features: <b>Deck/Patio, Above-Ground Pool, Woodstove(s), Barn</b>
Access:	Services: <b>Electricity, Telephone, Cable, High Speed Internet</b>	Roof: <b>Asphalt Shingle</b>
	Rental Equipm.: <b>None</b>	Flooring: <b>Cushion, Wood</b>

**Inclusions** Woodstove, pool and equipment.  
**Exclusions** Generator, throw switch and antique phone.  
**Remarks** Beautifully maintained 4 bedroom, 2 bath century farmhouse just 3 minutes to Berwick. Spacious home with any upgrades. Hardwood and softwood floors. 3 year old kitchen. Excellent horse barn ideal for other uses. Large garage/workshop building. Paved driveway, beautiful landscaping including over 30 mature maples. Excellent agricultural land.

Bedrooms: <b>4</b>	Sign: <b>No</b>	Garage: <b>Yes</b>	Gar.Details:
Bathrooms: <b>1 \ 1</b>	Lockbox/Key: <b>Lockbox</b>	Water Access:	Water:
Rental Income: <b>NO</b>	Road: <b>Public</b>		Building Colour: <b>WHITE</b>
Building Age +/-: <b>150</b>	PCDS: <b>Yes</b>		
	Matrim.:		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	MUD ROOM	7.10 X 7.10	2ND FLOOR	OTHER	HALL 15.8 X 7.6
MAIN FLOOR	BATH	6.4 X 5	2ND FLOOR	MASTER BEDROOM	14 X 13.5
MAIN FLOOR	KITCHEN	15.5 X 14.3	2ND FLOOR	BEDROOM	11.8 X 10.5
MAIN FLOOR	FAMILY ROOM	29.6 X 13.8	2ND FLOOR	BATH	9.10 X 8.3
MAIN FLOOR	LIVING ROOM	21.2 X 13.4	2ND FLOOR	OTHER	17.7 X 7
MAIN FLOOR	OTHER	HALL 13.4 X 7.8	2ND FLOOR	BEDROOM	14.4 X 11.4
MAIN FLOOR	PORCH	4 X 4	2ND FLOOR	BEDROOM	7.10 X 7.10

Capped Assessment: **NO** Capped Assessment Amount: Actual Assessment: **\$201400** Tax Amount: **\$1330 (2011)**  
 IT IS HEREBY UNDERSTOOD AND AGREED THAT THE CURRENT TAXES MAY BE BASED ON A CAPPED ASSESSMENT OR INACCURATE MARKET (ACTUAL) ASSESSMENT. THE FUTURE PROPERTY TAXES PAID BY THE BUYER MAY BE SUBJECT TO CHANGE.

Betterment Charges: Deed Transfer Tax:

Condo Fee: Mobile/Leased Land F:

Seller Name: **PAMELA FRASER** Home Tel.: Bus.Tel.:

Listing Office: **MBA Country Real Estate Brokers 800 711-5556** Listing Agent: **RICHARD MATHESON 902-582-3969**

SP: **2.5% + HST**

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