




Price \$395,000 For Sale
Status ACTIVE **Subject to SOBP?**
Escape Clause
Conditions

MLS # 201722987
PID # 20338315 **PID #2**
PID #3 **PID #4**
AAN#


Address 25 Harbourview Lane
Community Brule BOK 1V0
Type Single Family **Style** Residential
Bldg Style 2 Level **Int. Photo Allowed**

Lot Size 6.7 / Acres
Square Footage (MLA) 3,000
Total Fin SqFt (TLA) 3,000
Building Dimensions 0
Road
Legal Desc
Title to Land Freehold
Betterment Charges

District 102N-North of Hwy 104
Sub-District N/A
Zoning nil **Occupancy** Owner
Elementary
Middle/Jr
High
Fr Imm Elem
Fr Imm Mid
Fr Imm High
Other


List Date 9/5/2017
Acceptance Date **Firm Date**
Closing Date
Possession 30 days
Selling Price

Instructions to Members

Showing Instructions Contact LBO

Directions to Property Highway 6 to Brule to Harbourview Lane. End of laneway on left.

Inclusions
Exclusions Chandelier over dining table is not
Property Size 3 to 9.99 Acres
Land Features Cleared, Partial Landscaped, Level, Year
Structures Round Road
 Deck
Community Feat. School Bus Service

Heat/Cool Baseboard, Heat Pump -Ducted, In Floor
Fuel Type Electric, Wood
Water Drilled Well
Seepage Septic
Utilities Electricity, High Speed Internet, Telephone
Rental Equip. None
Appliances Incl. Stove, Dryer, Washer, Refrigerator

Exterior Vinyl
Garage Detached, 1.5, Triple
Driveway/Pkg Circular, Gravel
Basement None
Foundation Concrete, Slab
Features Air Exchanger, Alarm System, Wood Stove(s)
Roof Asphalt Shingle
Flooring Concrete
Docs on File

A beautiful saltwater farm located in Brule with 700 feet of water frontage, and 6.8 acres of organic farmland. Custom built, spacious home with main floor master suite, second level guest suite, studio space, in-floor heating, high ceilings, excellent systems, detached oversized double garage (23 x 27, 8.6 high) with full second level, 12 x 20 greenhouse, beach, pasture and views to die for. About 10 minutes to Tatamagouche and 35 minutes to Truro. Excellent boating, fishing, windsurfing and kayaking.

AG 2 **BG Bdrm** 0 **# Bdrm** 2
F Baths 1 **H Baths** 1 **T Baths** 2
Master On Main Floor?
Building Age 20 **Approx Year Built** 1997
Yr Built Unknown

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

Garage Yes
Details Double car garage, (plus one)
Waterfront Yes **Water Frontage** Ocean
Water Meas/Units 700.00 / Feet
Water Access/View Access: Ocean

Floor	Room	Size	Floor	Room	Size	Floor	Room	Size
Main Floor	Living Room	27	Main Floor	OTHER	laundry&systems 9.7x8			
Main Floor	Master Bedroom	13.1 x 11.10	Main Floor	Family Room	17 x 37			
Main Floor	OTHER	Walk-in closet 5 x 7.4	Main Floor	OTHER	Studio 17.6x27			
Main Floor	Kitchen	13.9 x 8.10	2nd Level	OTHER	GuestSte or bedrm 26x35			
Main Floor	OTHER	Pantry 5.6 x 5						
Main Floor	OTHER	Guest bath 10.3 x 9.6						
Main Floor	Foyer	14 x 8						

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

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

Seller 1 Name Annette-Mari Hunziker **Seller 2 Name**

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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