




Price \$185,000 **For Sale**
Status ACTIVE **Subject to SOBP?**
Escape Clause
Conditions

MLS # 201820053
PID # 65206591 **PID #2**
PID #3 **PID #4**
AAN#


Address 81 Simpson Road
Community Braeshore BOK 1H0
Type Single Family **Style** Detached
Bldg Style 1.5 Storey **Int. Photo Allowed** Yes

Lot Size 1.7 acres / Acres
Square Footage (MLA) 1,900
Total Fin SqFt (TLA) 1,900
Building Dimensions 0
Road Public
Legal Desc
Title to Land Freehold
Betterment Charges

District 107-Trenton, Westville, Pictou
Sub-District #35
Zoning Rural **Occupancy** Owner
Elementary
Middle/Jr
High
Fr Imm Elem
Fr Imm Mid
Fr Imm High
Other


List Date 8/9/2018
Acceptance Date **Firm Date**
Closing Date **Possession** 90 days
Selling Price

Instructions to Members

Showing Instructions Contact LBO

Directions to Property Three Brooks Road from Pictou toward Caribou approx 6 minutes, turn right onto Simpson Road to civic # on left

Inclusions Stove, fridge, dishwasher, washer, dryer, microwave
Exclusions
Property Size 3 to 9.99 Acres
Land Features Cleared, Partially Cleared, Partial Landscaped
Structures
Community Feat. Park, Playground

Heat/Cool Stove
Fuel Type Wood
Water Drilled Well
Sewage Septic
Utilities Electricity, High Speed Internet, Telephone
Rental Equip. None
Appliances Incl. Oven - Electric, Range - Electric, Dishwasher, Dryer - Electric, Washer

Exterior Vinyl
Garage
Driveway/Pkg Single
Basement Full, Undeveloped
Foundation Concrete, Stone
Features Wood Stove(s)
Roof Asphalt Shingle
Flooring Ceramic, Hardwood
Docs on File Aerial Photos, Floor Plan, LRIS Map

Braeshore is one of these special areas for people who love nature, enjoy the smell of the ocean and outdoor activities. Located just 6 minutes from scenic Pictou, this property is ideally situated on a side road within a short walk to Caribou-Munroes Island Provincial Park. Just around the corner is a fishing wharf and access to the water. It's a protected inlet ideal for kayaks, sailboats and windsurfing. The original house was built around 1858 and in 1986 it had a substantial modern addition. It consists of an open concept livingroom, diningroom and kitchen, studio and office spaces, 3 bedrooms, 2 bathrooms and good systems. The property includes 1.7 stunning acres with lawn, field and forest. More land is available, if desired. It offers long views and glimmers of the sea beyond. This is an ideal property for year round living or an amazing weekend home. It's a rare find in this area.

AG 3 **BG Bdrm** 0 **# Bdrm** 3
F Baths 1 **H Baths** 1 **T Baths** 2
Master On Main Floor?
Building Age 160 **Approx Year Built** 1858
Yr Built Unknown

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

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

Floor	Room	Size
Main Floor	Foyer	11.11 x 3.11
Main Floor	Bath 1	8.6 x 11.11
Main Floor	OTHER	Office 10.3 x 14
Main Floor	Bedroom	12.10 x 14
Main Floor	Living Room	14.2 x 23.1
Main Floor	Dining Room	23.1 x 9.3
Main Floor	Kitchen	15.1 x 15.5

Floor	Room	Size
Main Floor	Family Room	22.4 x 15.1
2nd Level	Bath 1	7.3 x 9.4
2nd Level	Bedroom	12 x 9.4
2nd Level	Bedroom	13.8 x 9.8
2nd Level	OTHER	Hall 6.3 x 11.2

Floor	Room	Size

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

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

Seller 1 Name David Craig **Seller 2 Name** Katherine Knight

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.