



12 ACRE HORSE READY RIVERFRONT FARM	
Price: \$254,000 Status: Active	MLS® #: 05123120 PAN #: 02114097 File #: 201061333
Legal Descr.: Address: 5801 201 RTE City: PARADISE, B0S 1A0	
Side of Road: Lot Size +/-: 11.8 ACRES Water Frontage: Square FT/M +/-: 2,200 Elem Schl:	District: DIANN Sub-Dist: V3 Zoning: NIL Occupancy: Owner Sec. School:
List.Date: 31-MAR-2010	Possession: 30 DAYS

Directions Route 201 west from Highway 10 or take Exit 19 off 101 to Highway 1, then west to Paradise up to Route 201 to civic#.
Show.Instr. Contact LBO

Type: Single Family Style: 1.5 Storey Title to Land: Freehold Land Features: Cleared, Partial Landscaped, Fenced, View, Waterfront Access: Water Frontage, River Front	Heating: Electric, Oil, Wood, Forced Air Garage Type: None Water: Drilled, Well Sewer: Septic Services: Electricity, Telephone, Cable, High Speed Internet Rental Equipm.: None	Exterior: Shingles Driveway: Double Foundation: Full, Walkout, Rock/Stone Features: Deck/Patio/Balcony, Woodstove(s), Barn Roof: Asphalt Shingle Flooring: Wood
---	--	--

Inclusions 3 PIDS (05123146, 05285333, 05123120), 2 barns, survey plan available.
Exclusions Gate is not included.
Remarks Located in Paradise, this 12 acre farm has direct frontage on the Annapolis River, 4 fenced paddocks, pasture and hayland. The house was built in 1863 and has been well maintained and upgraded. Good systems, 4 bedrooms, 1.5 baths, wood floors, fireplace, modern country kitchen, newer windows and more. There is a nice horse barn with 4 box stalls, power and water and a huge timber frame barn that has been nicely renovated including a steel roof and new sills. There's also an outdoor arena and run-in shed.

Bedrooms: 4 Bathrooms: 1 \ 1 Rental Income: NO Building Age +/-: 147	Sign: No ..: Lockbox/Key: None PCDS: Yes Road: Public Matrim.:	Garage: No Gar.Details: Water Access: Water: Building Colour: YELLOW
---	--	--

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	15.4 X 14.6	2ND FLOOR	FOYER	11.8 X 8
MAIN FLOOR	LAUNDRY	9.3 X 8.6	2ND FLOOR	BATH	7.6 X 6
MAIN FLOOR	OTHER	16.8 X 9.4	2ND FLOOR	BEDROOM	13.9 X 13.2
MAIN FLOOR	FAMILY ROOM	16.4 X 12	2ND FLOOR	BEDROOM	14 X 9.3
MAIN FLOOR	LIVING ROOM	16.2 X 13.6	2ND FLOOR	BEDROOM	10.9 X 7.3
MAIN FLOOR	BATH	2 PCE	2ND FLOOR	OTHER	HALL 38.11 X 7.6
MAIN FLOOR	FOYER	12 X 8	2ND FLOOR	BEDROOM	15.6 X 14

Assessment: \$105300 Taxes: \$860 (2009) Betterment Charges:	Deed Transfer Tax:
Condo Fee:	Mobile/Leased Land F:
Seller Name: ANGELA LANGMAN	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	

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification. The brokers and agents and members of the Annapolis Valley Real Estate Board Inc. assumes no responsibility for its accuracy.



12 ACRE HORSE READY RIVERFRONT FARM	
Price: \$254,000	MLS® #: 05123120
Status: Active	PAN #: 02114097
	File #: 201061333
Legal Descr.: Address: 5801 201 RTE City: PARADISE, B0S 1A0	
Side of Road: Lot Size +/-: 11.8 ACRES Water Frontage: Square FT/M +/-: 2,200 Elem Schl:	District: DIANN Sub-Dist: V3 Zoning: NIL Occupancy: Owner Sec. School:
List.Date: 31-MAR-2010	Possession: 30 DAYS

Directions Route 201 west from Highway 10 or take Exit 19 off 101 to Highway 1, then west to Paradise up to Route 201 to civic#.
Show.Instr. Contact LBO

Type: Single Family	Heating: Electric, Oil, Wood, Forced Air	Exterior: Shingles
Style: 1.5 Storey	Garage Type: None	Driveway: Double
Title to Land: Freehold	Water: Drilled, Well	Foundation: Full, Walkout, Rock/Stone
Land Features: Cleared, Partial Landscaped, Fenced, View, Waterfront	Sewer: Septic	Features: Deck/Patio/Balcony, Woodstove(s), Barn
Access: Water Frontage, River Front	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: Asphalt Shingle
	Rental Equipm.: None	Flooring: Wood

Inclusions 3 PIDS (05123146, 05285333, 05123120), 2 barns, survey plan available.
Exclusions Gate is not included.
Remarks Located in Paradise, this 12 acre farm has direct frontage on the Annapolis River, 4 fenced paddocks, pasture and hayland. The house was built in 1863 and has been well maintained and upgraded. Good systems, 4 bedrooms, 1.5 baths, wood floors, fireplace, modern country kitchen, newer windows and more. There is a nice horse barn with 4 box stalls, power and water and a huge timber frame barn that has been nicely renovated including a steel roof and new sills. There's also an outdoor arena and run-in shed.

Bedrooms: 4	Sign: No	Garage: No	Gar.Details:
Bathrooms: 1 \ 1	Lockbox/Key: None	Water Access:	Water:
Rental Income: NO	Road: Public		Building Colour: YELLOW
Building Age +/-: 147	PCDS: Yes		
	Matrim.:		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	15.4 X 14.6	2ND FLOOR	FOYER	11.8 X 8
MAIN FLOOR	LAUNDRY	9.3 X 8.6	2ND FLOOR	BATH	7.6 X 6
MAIN FLOOR	OTHER	16.8 X 9.4	2ND FLOOR	BEDROOM	13.9 X 13.2
MAIN FLOOR	FAMILY ROOM	16.4 X 12	2ND FLOOR	BEDROOM	14 X 9.3
MAIN FLOOR	LIVING ROOM	16.2 X 13.6	2ND FLOOR	BEDROOM	10.9 X 7.3
MAIN FLOOR	BATH	2 PCE	2ND FLOOR	OTHER	HALL 38.11 X 7.6
MAIN FLOOR	FOYER	12 X 8	2ND FLOOR	BEDROOM	15.6 X 14

Assessment: \$105300	Taxes: \$860 (2009)	Betterment Charges:	Deed Transfer Tax:
Condo Fee:	Mobile/Leased Land F:		
Seller Name: ANGELA LANGMAN	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			

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification. The brokers and agents and members of the Annapolis Valley Real Estate Board Inc. assumes no responsibility for its accuracy.