




Price \$376,000 For Sale
Status ACTIVE Subject to SOBP?
Escape Clause
Conditions

MLS # 201801761
PID # 00374959 **PID #2**
PID #3 **PID #4**
AAN#


Address 1101 Elderbank Back Road
Community Murchyville B0N 1X0
Type Single Family **Style** Residential
Bldg Style 1 Level **Int. Photo Allowed** Yes

Lot Size 168 Acres / Acres
Square Footage (MLA) 1,200
Total Fin SqFt (TLA) 1,500
Building Dimensions 40 x 26 + 18 x 12
Road Public
Legal Desc
Title to Land Freehold
Betterment Charges

District 105-East Hants/Colchester West
Sub-District 105-A
Zoning Rural **Occupancy** Owner
Elementary
Middle/Jr
High
Fr Imm Elem
Fr Imm Mid
Fr Imm High
Other


List Date 1/28/2018
Acceptance Date **Firm Date**
Closing Date
Possession 60 days
Selling Price

Instructions to Members

Showing Instructions Contact LBO

Directions to Property From Halifax to old Guysborough Road at airport; left on Highway 357 to Elderbank. Right on Elderbank Back Road to civic number on left.

Inclusions Fridge, stove, dishwasher, microwave, washer and dryer.
Exclusions Farm equipment, tractors
Property Size Over 100 Acres
Land Features Partially Cleared, Paddock, Partially Fenced, Year Round Road
Structures Barn, Shed
Community Feat. School Bus Service, Shopping

Heat/Cool Baseboard, Hot Water, None
Fuel Type Electric, Oil
Water Dug
Sewage Septic
Utilities Electricity, Telephone
Rental Equip. None
Appliances Incl. Stove, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator

Exterior Vinyl
Garage None
Driveway/Pkg Gravel
Basement Full, Partially Developed
Foundation Concrete
Features Ensuite Bath
Roof Metal
Flooring Ceramic, Laminate, Softwood
Docs on File

168 acre farm with private setting on quiet country road, 5 minutes to Middle Musquodobit, 35 minutes to Metro and airport. 44 year old bungalow on full concrete foundation, well updated and renovated in recent years. Features 3 bathrooms, open concept living and diningroom, well appointed kitchen with pantry and 2 bedrooms on main floor. Basement has 3 additional bedrooms and family room. Very good systems. Recent steel roof and 8 foot wide wrap-around deck on 3 sides. Huge 7,000 sq ft barn with 10 box stalls for horses, misc pens, storage and feed rooms plus drive-in full loft above. Several paddocks for horses, run-in sheds and sand riding ring. Approx 85 acres in excellent pasture and fields with balance in forest. House and barns sit well back on a little hill. Beautiful setting with over 1,000 feet of river frontage. Rare find ideal for horses, cattle, sheep and other agricultural enterprises.

AG 2 **BG Bdrm** 3 **# Bdrm** 5
F Baths 3 **H Baths** 0 **T Baths** 3
Master On Main Floor? Yes
Building Age 44 **Approx Year Built** 1974
Yr Built Unknown

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

Garage No
Details
Waterfront Yes **Water Frontage** River
Water Meas/Units 1,000.00 / Feet
Water Access/View Access: River Front

Floor	Room	Size
Main Floor	Master Bedroom	14.7 x 11.11
Main Floor	OTHER	Closet 11.2 x 4
Main Floor	Ensuite Bath 1	10.7 x 8.6
Main Floor	Bedroom	11.2 x 9
Main Floor	Bath 1	11.2 x 4.5
Main Floor	Living Room	29 x 14.7
Main Floor	Kitchen	11.8 x 11.4

Floor	Room	Size
Main Floor	OTHER	Pantry
Main Floor	Mud Room	9 x 6
Lower Level	Bedroom	11.8 x 8.2
Lower Level	Family Room	24 x 11.8
Main Floor	Bedroom	9.8 x 9.1
Lower Level	Bath 2	7.4 x 6.8
Lower Level	Bedroom	12 x 8

Floor	Room	Size

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

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

Seller 1 Name Linda LeClair **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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