




Price \$309,000 **For Sale**
Status ACTIVE **Subject to SOBP?**
Escape Clause
Conditions

MLS # 201827684
PID # 05201058 **PID #2**
PID #3 **PID #4**
AAN#


Address 8089 Highway 10
Community Nictaux South **BOS** 1P0
Type Single Family **Style** Detached
Bldg Style 1 Level **Int. Photo Allowed** Yes

Lot Size 12.5 acres / Acres
Square Footage (MLA) 1,856
Total Fin SqFt (TLA) 1,856
Building Dimensions 0
Road Public
Legal Desc
Title to Land Freehold
Betterment Charges

District Annapolis County
Sub-District V3
Zoning R **Occupancy** Owner
Elementary
Middle/Jr
High
Fr Imm Elem
Fr Imm Mid
Fr Imm High
Other


List Date 11/24/2018
Acceptance Date **Firm Date**
Closing Date **Possession** 30 days
Selling Price

Instructions to Members

Showing Instructions Contact LBO

Directions to Property Highway 10 from Middleton.

Inclusions
Exclusions Clock in kitchen and shelves in bedrooms
Property Size 10 to 49.99 Acres
Land Features Cleared, Rolling, Stream/Pond
Structures Barn
Community Feat. Golf Course, Park, Playground, School Bus Service, Shopping

Heat/Cool Forced Air, Furnace
Fuel Type Oil, Wood
Water Drilled Well
Sewage Septic
Utilities Telephone
Rental Equip. None
Appliances Incl. Glass Cooktop

Exterior Aluminium Siding
Garage Attached, Double, Wired
Driveway/Pkg Paved
Basement Full
Foundation Concrete
Features Fireplace(s)
Roof Asphalt Shingle
Flooring Hardwood, Porcelain
Docs on File Aerial Photos, Floor Plan, LRIS Map

Perfect hobby farm located just 6 minutes from Middleton. 12.5 acres with pasture, 1 acre fenced dog paddock and woods. 4 bedrooms, 2 baths, ranch-style home with attached 2 car garage, full concrete basement and lots of recent improvements. 40 x 60 barn ideal for horses, sheep, chickens. Lots of gardens. Easy access to trails for riding. Paved driveway.

AG 4 **BG Bdrm** 0 **# Bdrm** 4
F Baths 2 **H Baths** 0 **T Baths** 2
Master On Main Floor? Yes
Building Age 47 **Approx Year Built** 1971
Yr Built Unknown

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

Garage Yes
Details Double
Waterfront No **Water Frontage**
Water Meas/Units /
Water Access/View

Floor	Room	Size
Main Floor	Mud Room	6.11 x 9.7
Main Floor	Kitchen	18.9
Main Floor	Dining Room	10.1 x 11.11
Main Floor	Living Room	20 x 11.11
Main Floor	OTHER	Hall 5.2 x 18.5
Main Floor	OTHER	Hall 3.1 x 15.8
Main Floor	Bath 1	4.11 x 8.4

Floor	Room	Size
Main Floor	Master Bedroom	12.2 x 15.3
Main Floor	Ensuite Bath 1	5.10 x 4.1
Main Floor	OTHER	Hall 6 x 2.11
Main Floor	Bedroom	11.8 x 11.10
Main Floor	Bedroom	11.6 x 11.10
Main Floor	Bedroom	8.4 x 11.6

Floor	Room	Size

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

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

Seller 1 Name Thomas MacInnis **Seller 2 Name** Maureen MacInnis

Co-Opg Bkr Comp 2%

List Office 1 MBA Country Real Estate Brokers - Toll: 800-711-5556 **List Member 1** Richard Matheson
List Office 2 MBA Country Real Estate Brokers - Toll: 800-711-5556 **List Member 2** TED VAN TRIGT
List Office 3 **List Member 3**
Selling Office **Selling Member**

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