




Price \$227,000 For Sale
Status ACTIVE **Subject to SOBP?**
Escape Clause
Conditions

MLS # 201704150
PID # 05108758 **PID #2**
PID #3 **PID #4**
AAN#


Address 9640 Highway 8
Community Lequille BOS 1A0
Type Single Family **Style** Residential
Bldg Style 2 Level **Int. Photo Allowed**

Lot Size 7 acres / Acres
Square Footage (MLA) 2,200
Total Fin SqFt (TLA) 2,200
Building Dimensions 0
Road Public
Legal Desc
Title to Land Freehold
Betterment Charges

District Annapolis County
Sub-District V4
Zoning Res **Occupancy** Owner
Elementary
Middle/Jr
High
Fr Imm Elem
Fr Imm Mid
Fr Imm High
Other


List Date 3/2/2017
Acceptance Date **Firm Date**
Closing Date
Possession 90 days
Selling Price

Instructions to Members

Showing Instructions Contact LBO

Directions to Property Exit 22 from Highway 101 into Annapolis Royal to Lequille to civic # on right

Inclusions Appliances as listed
Exclusions
Property Size 3 to 9.99 Acres
Land Features Partially Cleared, Partial Landscaped, Rolling
Structures Shed
Community Feat. Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping

Heat/Cool Forced Air
Fuel Type Oil, Wood
Water Municipal
Sewage Municipal
Utilities Cable, Electricity, High Speed Internet, Telephone
Rental Equip. None
Appliances Incl. Stove, Dishwasher, Washer, Refrigerator

Exterior Wood Siding
Garage None
Driveway/Pkg Single
Basement Full
Foundation Stone
Features Wood Stove(s)
Roof Asphalt Shingle
Flooring Softwood
Docs on File Aerial Photos, Deed, Floor Plan, LRIS

Rare find! Circa 1807, two story Italianate Victorian on 7+- acres located on the edge of Annapolis Royal in Lequille. Minutes to the downtown shopping/market district. Municipal water and sewer, county taxes. Solid, quite original structure with many recent improvements, fantastic basement. Custom built kitchen cabinets, wood floors, oil heating, upgraded wiring, 2 baths, 5 bedrooms, woodstove, covered verandas and 2 staircases. Beautiful landscaping, mature trees and field for gardens and hobby farming. 10 x 10 garden shed and 10 x 7 chicken house. Ideal for many uses.

AG 5 **BG Bdrm** 0 **# Bdrm** 5
F Baths 1 **H Baths** 1 **T Baths** 2
Master On Main Floor?
Building Age 210 **Approx Year Built** 1807
Yr Built Unknown

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

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

Floor	Room	Size	Floor	Room	Size	Floor	Room	Size
Main Floor	Foyer	14 x 8.6	2nd Level	OTHER	Landing 3.5 x 4.8	2nd Level	Bath 1	and Laundry 6.11 x 9.9
Main Floor	Living Room	14.4 x 14	2nd Level	OTHER	3.3			
Main Floor	Family Room	12.9 x 18.2	2nd Level	Bedroom	13.2 x 12.6			
Main Floor	Kitchen	18 x 10.5	2nd Level	Bedroom	13.2 x 9.10			
Main Floor	Dining Room	9.8 x 13	2nd Level	Bedroom	9.8 x 9.10			
Main Floor	Bath 1	6.10 x 10.2	2nd Level	Bedroom	9.4 x 9.4			
2nd Level	OTHER	Landing 14 x 4.6	2nd Level	Bedroom	8.5 x 9.11			

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

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

Seller 1 Name Jane MacKay **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 **List Member 2**
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.