



Price \$131,000 **For Sale**
Status Partial Listing **Subject to SOBP?**
Escape Clause
Conditions

MLS # Temp-40347
PID # 55001432 **PID #2**
PID #3 **PID #4**
AAN#

Address 4506 Highway 358
Community Scots Bay **BOP** 1H0
Type Single Family **Style** Residential
Bldg Style 1.5 Storey **Int. Photo Allowed** Yes

Lot Size / Acres
Square Footage (MLA) 1,800
Total Fin SqFt (TLA) 1,800
Building Dimensions
Road Public
Legal Desc
Title to Land Freehold
Betterment Charges

District Kings County
Sub-District V2
Zoning F1 **Occupancy** Vacant
Elementary Glooscap Elementary School
Middle/Jr Northeast Kings Education Centre
High Northeast Kings Education Centre
Fr Imm Elem
Fr Imm Mid
Fr Imm High
Other

List Date 5/24/2017
Acceptance Date **Firm Date**
Closing Date
Possession Immediate
Selling Price

Instructions to Members

Showing Instructions Contact LBO

Directions to Property Route 221 to North Street to Canning to top of mountain. Route 358 to Scots Bay.

Inclusions Washer, dryer, fridge, stove, microwave, electric fireplace in master bedroom.
Exclusions
Property Size 3 to 9.99 Acres
Land Features Partially Cleared, Partial Landscaped, Stream/Pond
Structures Barn
Community Feat.

Heat/Cool Stove
Fuel Type Wood
Water Drilled Well
Sewage Septic
Utilities Cable, Electricity, High Speed Internet, Telephone
Rental Equip. None
Appliances Incl.

Exterior Vinyl
Garage
Driveway/Pkg Gravel, Single
Basement Partial
Foundation Stone
Features
Roof Asphalt Shingle
Flooring Carpet, Laminate
Docs on File

Great little hobby farm on North Mountain just 12 minutes from Canning. Priced to sell. Century farmhouse on 7 acres. Many upgrades in recent years including roof resingled, most windows have been replaced, insulation, new bathroom and interior painting. House sits back off the road with lots of sunlight. Features country kitchen with large pantry, main floor bath, livingroom with woodstove, two large bedrooms (formerly three and could be again), large 2 piece bath on second floor and cozy home office. Master bedroom has two huge walk-in closets and a storage room that could easily be converted to a master ensuite bath. Owners heat mostly with woodstove. There is an oil furnace but the ductwork would require replacing. 20 x 30 studio building with loft and attached 24 x 30 barn. Water and power in the barn. Most of the land is low bush and could be turned into pasture. There's a stream on the west side and some wetland that could be developed into ponds if desired. Lots of potential inside the house. Barn and studio are perfect for many uses.

AG 2 **BG Bdrm** 0 **# Bdrm**
F Baths 1 **H Baths** 1 **T Baths**
Master On Main Floor?
Building Age 100 **Approx Year Built**
Yr Built Unknown

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

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

Floor	Room	Size
Main Floor	Kitchen	13.5 x 12.4
Main Floor	Dining Room	13 x 9.3
Main Floor	Living Room	18.3 x 10.2
Main Floor	Foyer	9.7 x 4.10
Main Floor	Bath 1	7.8 x 9.3
Main Floor	Mud Room	8 x 10.7
Main Floor	Laundry	9.4 x 8.4

Floor	Room	Size
Main Floor	OTHER	Pantry 12 x 7
2nd Level	Bath 1	5.10 x 8.10 Half bath
2nd Level	Bedroom	19.3 x 8.2
Main Floor	OTHER	Home Office 10.6 x 9.3
2nd Level	Master Bedroom	14.6 X 12
2nd Level	OTHER	Plus 5.10 x 5
2nd Level	OTHER	Closet 5 x 6.6

Floor	Room	Size
2nd Level	OTHER	Closet 7 x 8.6
2nd Level	Storage	7.5 x 12

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

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

Seller 1 Name Timothy Martin **Seller 2 Name** Lydia Martin

Co-Opg Bkr Comp

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.