



GREENHOUSE OPERATION	
Price: \$319,000	MLS® #: 55122758
Status: Active	PAN #: 01412752
	File #: 200746923
Legal Descr.: Address: 997 MAPLE AVE City: AYLESFORD, B0P 1C0	
Side of Road: Lot Size +/-: 4.84 ACRES Water Frontage: Square FT/M +/-: 2,250 Elem Schl:	District: DIKIN Sub-Dist: V2 Zoning: RESCOMFARM Occupancy: Owner Sec. School:
List.Date: 21-MAY-2008	Possession: NEGOTIABLE

Directions Hwy 101 to Exit 16 to Hwy 1, turn right (southwest) along Hwy 1 to Maple Avenue on left to civic address on right.
Show.Instr. Contact LBO

Type: Single Family	Heating: Oil, Forced Air	Exterior: Shingles, Wood/Clapboard
Style: 2 Storey	Garage Type: None	Driveway: Circular, Gravel, Single
Title to Land: Freehold	Water: Drilled, Sand Point	Foundation: Undeveloped, Other
Land Features: Cleared, Level, Partial Landscaped	Sewer: Septic	Features: Deck/Patio
Access:	Services: Electricity, Telephone	Roof: Asphalt Shingle
	Rental Equipm.: None	Flooring: Carpet, Cushion, Wood

Inclusions
Exclusions
Remarks Excellent business potential to use your ideas and knowledge. 4 acre property with 14 greenhouses, storage, retail and workspace. Includes century 4 bedrm, 2 bath home. Inground pool. Excellent community for business and family.

Bedrooms: 4	Sign: No	UFFI: UNKNOWN	Garage: No	Gar.Details:
Bathrooms: 3 \	Lockbox/Key: None	PCDS: Yes	Water Access:	Water:
Rental Income: NO	Road: Public	Matrim.:		Building Colour: WHITE
Building Age +/-: 100				

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LAUNDRY	14 X 7	2ND FLOOR	BATH	3 PCE
MAIN FLOOR	BATH	3 PCE	2ND FLOOR	BEDROOM	13.1 X 11.5
MAIN FLOOR	DEN/OFFICE	16 X 12	2ND FLOOR	BEDROOM	12.4 X 10
MAIN FLOOR	KITCHEN	21 X 11	2ND FLOOR	BEDROOM	13.8 X 13
MAIN FLOOR	BEDROOM	14 X 13	2ND FLOOR	STORAGE	15.4 X 13.2
MAIN FLOOR	BATH	4 PCE			

Assessment: **\$329700** Taxes: **\$4370 (2007)** Betterment Charges: Deed Transfer Tax:

Condo Fee: Mobile/Leased Land F:

Seller Name: **NANCY MAC GARVIE** Home Tel.: Bus.Tel.:

Listing Office: **MBA Country Real Estate Brokers 800 711-5556** Listing Agent: **DAVID M. SPENCE 902-582-3232**

SP: **2.5% + HST**

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