



Price \$230,000 For Sale
Status ACTIVE **Subject to SOBP?**
Escape Clause
Conditions

MLS # 201728574
PID # 05298898 **PID #2**
PID #3 **PID #4**
AAN#

Address 1963 Clarence Road
Community Clarence B0S 1C0
Type Single Family **Style** Detached
Bldg Style 1.5 Storey **Int. Photo Allowed**

Lot Size 5.4 acres / Acres
Square Footage (MLA) 2,200
Total Fin SqFt (TLA) 2,200
Building Dimensions 28 x 28 + 6 x 24 + 14 x 12
Road Public
Legal Desc
Title to Land Freehold
Betterment Charges

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

Schedule a Showing
List Date 11/28/2017
Acceptance Date **Firm Date**
Closing Date **PossessionTo be**
Selling Price

Instructions to Members

Showing Instructions Contact LBO

Directions to Property Highway 101 west to Exit 19. Turn north and then west (left) on Clarence Road to civic number on north side.

Inclusions Fridge, stove, dishwasher, washer.
Exclusions
Property Size 3 to 9.99 Acres
Land Features Cleared, Partially Cleared, Partial
Structures Landscaped, Ravine, Rolling,
 Barn, Shed
Community Feat. Golf Course, School Bus Service,
 Shopping

Heat/Cool Forced Air
Fuel Type Oil, Wood
Water Drilled Well
Sewage Septic
Utilities Cable, Electricity, High Speed Internet,
 Telephone
Rental Equip. None
Appliances Glass Cooktop, Oven, Dishwasher,
Incl. Washer, Refrigerator

Exterior Wood Shingles
Garage None
Driveway/Pkg Gravel, Single
Basement Full, Walkout
Foundation Concrete, Stone
Features
Roof Metal
Flooring Hardwood, Softwood, Tile
Docs on File Aerial Photos, Floor Plan, LRIS Map

This is one of my favourite roads in the Annapolis Valley. This quaint farmstead consists of 5.4 acres nicely elevated with due south exposure. Ideally situated at the base of the North Mountain range, just 5 minutes from Bridgetown. The house was built around 1914 and has been well upgraded. You'll love the open concept kitchen and huge diningroom. The interior features 8 foot ceilings, hardwood and softwood floors, lots of windows, bathroom with claw foot tub, large attic, large master bedroom, two other bedrooms and a back mudroom. Outbuildings include a 14 x 18 shed and 62 x 38 pole barn with 4 large box stalls. Beautiful setting with brook, forest and open land. Ideal for gardening and horses. NOTE: The steel roof on the house needs repairs. The owners have considered this when establishing the price. Roof quotes are available.

AG 3 **BG Bdrm** 0 **# Bdrm** 3
F Baths 1 **H Baths** 1 **T Baths** 2
Master On Main Floor?
Building Age 114 **Approx Year Built** 1903
Yr Built Unknown

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

Garage No
Details Small shed and large barn
Waterfront No **Water Frontage**
Water Meas/Units /
Water Access/View

Floor	Room	Size
Main Floor	Mud Room	11.8 x 7.5
Main Floor	Bath 1	5.6 x 5.4
Main Floor	OTHER	Closet 5.5 x 4.8
Main Floor	Kitchen	14.2 x 11.6
Main Floor	OTHER	7.6
Main Floor	Foyer	9.5 x 4.4
Main Floor	Living Room	16.7 x 13.4

Floor	Room	Size
Main Floor	Dining Room	20.2 x 12.11
2nd Level	Master Bedroom	17.10 x 11.4
2nd Level	OTHER	Closet 4 x 6.8
2nd Level	OTHER	Closet 4 x 4.5
2nd Level	Bath 1	9.11
2nd Level	Bedroom	10 x 10.11
2nd Level	Bedroom	12.2 x 10.4

Floor	Room	Size
2nd Level	Laundry	7.6 x 5.9
2nd Level	OTHER	Stair hall 10.10 x 7.8

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

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

Seller 1 Name David McKeage **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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