



Price \$245,000 For Sale  
 Status ACTIVE Subject to SOBP?  
 Escape Clause  
 Conditions

MLS # 201728574  
 PID # 05298898 PID #2  
 PID #3 PID #4  
 AAN#  
 I H M

Address 1963 Clarence Road  
 Community Clarence B0S 1C0  
 Type Single Family Style Residential  
 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  
 Possession To be discussed  
 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  
 Landscaped, Ravine, Rolling,  
 Structures 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  
 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 # 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 Office 2 MBA Country Real Estate Brokers - Toll: +1 800-711-5556  
 List Office 3  
 Selling Office  
 List Member 1 Richard Matheson  
 List Member 2 TED VAN TRIGT  
 List Member 3  
 Selling Member