




Price \$450,000
Status ACTIVE **Subject to SOBP?** N
Escape Clause
Conditions

MLS # 201701907
PID # 55064497 **PID #2**
PID #3 **PID #4**
AAN# 08050716


Address 574 ARNOLD Road
Community Woodville BOP 1V0
Type Single Family **Style** Detached
Bldg Style 2 Storey **Int. Photo Allowed** Yes

Lot Size 20 +- ACRES / Acres
Square Footage (MLA) 3,000
Total Fin SqFt (TLA) 3,600
Building Dimensions 0
Road Public
Legal Desc

Title to Land Freehold
Betterment Charges

District Kings County
Sub-District V2
Zoning A1 **Occupancy** Owner
Elementary
Middle/Jr
High
Fr Imm Elem
Fr Imm Mid
Fr Imm High
Other

List Date 1/27/2017
Acceptance Date
Firm Date
Closing Date
Possession 90 DAYS
Selling Price

Instructions to Members

Showing Instructions Contact LBO

Directions to Property Highway 221 west from Centreville to Bligh Road north, swings west and becomes Arnold Road to civic number on south side.

Inclusions Wall oven, dishwasher, built-in range, guest suite fridge and stove.
Exclusions
Property Size 10 to 49.99 Acres
Land Features Cleared, Partial Landscaped, Level, Partially Fenced
Structures Deck, Patio
Community Feat.

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

Exterior Vinyl
Garage Attached, Double
Driveway/Pkg Double, Gravel
Basement Full, Partially Developed, Walkout
Foundation Concrete
Features Ensuite Bath, Fireplace(s)

Roof Asphalt Shingle
Flooring Carpet, Ceramic, Hardwood, Porcelain
Docs on File

This grand home sits on 20+- acres located on a quiet side road in Woodville about 18 minutes west of Kentville. It offers an amazing kitchen with dining area overlooking the property, formal diningroom, livingroom, family room, study and 5 bedrooms. It has a full concrete, walkout basement with stunning 1 bedroom guest suite/apartment, lots of storage, workshop space and double car garage. It's been well maintained and upgraded. Excellent systems, fabulous views, deck, terrace, huge English garden and mature landscaping. Ideal country setting suitable for hobby farming, horses and vineyard. Move-in ready condition.

AG 5 **BG Bdrm** 1 **# Bdrm** 6
F Baths 3 **H Baths** 1 **T Baths** 4
Master On Main Floor?
Building Age 30 **Approx Year Built** 5155
Yr Built Unknown

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

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

Floor	Room	Size
Main Floor	Family Room	20 X 15.7
Main Floor	Den/Office	14.6 X 11.1
Main Floor	Living Room	18.8 X 15.3
Main Floor	Dining Room	15.7 X 13.8
Main Floor	Kitchen	15.6 X 11.1
Main Floor	Sun Room	13.3 X 9.6
Main Floor	Foyer	15.2 X 18.2

Floor	Room	Size
2nd Level	Bedroom	15.10 X 12.8
2nd Level	Bedroom	15.10 X 12.2
2nd Level	Bedroom	12.9 X 12.9
2nd Level	Master Bedroom	16.8 X 14.6
2nd Level	Ensuite Bath 1	11.3 X 6.3
2nd Level	Bedroom	14.10 X 12.8
2nd Level	Bath 1	10.2 X 8.3

Floor	Room	Size

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

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

Seller 1 Name Michael Patterson **Seller 2 Name** Beverly McKee

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**

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