




**Price** \$342,000      **For Sale**  
**Status** ACTIVE      **Subject to SOBP?**  
**Escape Clause**  
**Conditions**

**MLS #** 201821626  
**PID #** 45000627      **PID #2**  
**PID #3**      **PID #4**  
**AAN#**  


**Address** 948 Windsor Back Road  
**Community** Three Mile Plains      BON 2TO  
**Type** Single Family      **Style** Detached  
**Bldg Style** Bungalow, 1 Level      **Int. Photo Allowed** Yes

**Lot Size** 4.5 acres      / Acres  
**Square Footage (MLA)** 1,957  
**Total Fin SqFt (TLA)** 2,700  
**Building Dimensions** 73 x 26 + jogs  
**Road**  
**Legal Desc**  
**Title to Land** Freehold  
**Betterment Charges**

**District** Hants County  
**Sub-District** V1  
**Zoning** R2      **Occupancy** Owner  
**Elementary**  
**Middle/Jr**  
**High**  
**Fr Imm Elem**  
**Fr Imm Mid**  
**Fr Imm High**  
**Other**

  
**List Date** 8/28/2018  
**Acceptance Date**      **Firm Date**  
**Closing Date**      **Possession** 60 days  
**Selling Price**

**Instructions to Members**

**Showing Instructions** Contact LBO

**Directions to Property** Highway 101 to Exit 5; Highway 14 to Highway 1 to Three Mile Plains and to Windsor Back Road.

**Inclusions** Dishwasher, microwave, fan  
**Exclusions**  
**Property Size** 3 to 9.99 Acres  
**Land Features** Cleared, Landscaped, Level, Fenced, Partially Fenced  
**Structures** Deck, Barn, Shed  
**Community Feat.** Recreation Center, School Bus Service

**Heat/Cool** Fireplace, Forced Air, Furnace, Stove  
**Fuel Type** Oil, Pellet, Wood  
**Water** Municipal  
**Sewage** Municipal  
**Utilities** Cable, Electricity, High Speed Internet, Telephone  
**Rental Equip.** None  
**Appliances Incl.** Central Vacuum, Dishwasher, Microwave Rng Hd Combo

**Exterior** Wood Siding  
**Garage** Attached  
**Driveway/Pkg** Double, Gravel  
**Basement** Partially Developed  
**Foundation** Concrete  
**Features** Central Vacuum, Wood Stove(s), Fireplace(s)  
**Roof** Asphalt Shingle  
**Flooring** Carpet, Hardwood, Linoleum  
**Docs on File**

4.5 acre hobby/horse farm ideally located on Windsor Back Road with easy access to Highway 101 and 4 minutes to Windsor. Three bedroom ranch style home nicely updated with 3 rooms finished in basement. Lots of storage. Good systems and municipal water and sewer. Nicely landscaped. Large deck with gazebo, garden shed and dog paddock. Horse lovers will appreciate the barn with 6 box stalls, tack room, loft that can hold 350 square bales and main floor storage. Water and power in barn. Two fenced pastures, brook and 100 x 200 outdoor riding ring. Easy access to miles of trails.

**AG** 3      **BG Bdrm** 1      **# Bdrm** 4  
**F Baths** 2      **H Baths** 0      **T Baths** 2  
**Master On Main Floor?**  
**Building Age** 45      **Approx Year Built** 1973  
**Yr Built Unknown**

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

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

Floor	Room	Size
Main Floor	Kitchen	21.2 x 13
Main Floor	Bath 1	6 x 5
Main Floor	Laundry	5.11 x 8.10
Main Floor	OTHER	Garage 11.6 x 21
Main Floor	Living Room	20.4 x 13.4
Main Floor	Bedroom	11.10 x 11
Main Floor	Foyer	4.4 x 7

Floor	Room	Size
Main Floor	OTHER	Hall 10 x 7.2
Main Floor	Bedroom	9 x 11
Main Floor	Bedroom	10.5 x 11
Main Floor	Bath 1	7.8 x 7.5
Main Floor	Dining Room	20.3 x 11.4
Lower Level	OTHER	Bedrm/study 12 x 18.5
Lower Level	OTHER	Home office 11.5 x 11.10

Floor	Room	Size
Lower Level	Family Room	23.6 x 16

**CSA/ABS**      **Serial #**      **Make**      **Mobile/Leased Land Fees**      **Land Status**  
**Monthly Condo Fee**      **Condo Fee Includes**      **Condo Corp #**

**Seller 1 Name** Dagmar Meyer      **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**