



UNIQUE CONTEMPORARY OVERLOOKING BAY OF FUNDY	
Price: \$440,000	MLS# #: 55368492
Status: Active	PAN #: 08088233
	File #: 201165941
Legal Descr.: Address: 434 SHORE RD City: OGILVIE, B0P 1E0	
Side of Road: Lot Size +/-: 13 +- ACRES	District: DIKIN Sub-Dist: V2
Water Frontage: Above Grade Sq.Ft. (MLA): 1,550	Zoning: F1 Occupancy: Owner
Total Fin. Sq.Ft. (TLA): Elem Schl:	Sec. School:
List.Date: 08-MAR-2011	Possession: TO BE DISCUSSED

Directions Take Route 360 from Berwick west on 221 to Long Point Road. North to McNally. Turn left, go to Armstrong Road. Turn right. Property at next corner (left) overlooking bay.
Show.Instr. Contact LBO

Type: Single Family	Heating: Oil, Wood, Baseboard	Exterior: Vinyl
Style: Contemporary	Garage Type: Other	Driveway: Circular
Title to Land: Freehold	Water: Drilled	Foundation: Concrete, Full, Fully Developed
Land Features: Cleared, View, Sloped/Terraced, Water View	Sewer: Septic	Features: Deck/Patio, Central Vacuum, Air Exchanger, Whirlpool Tub, Woodstove(s)
Access:	Services: Electricity, Telephone	Roof: Asphalt Shingle
	Rental Equipm.: None	Flooring: Wood, Ceramic/Porcelain

Inclusions Woodstove, washer, dryer, fridge, stove, dishwasher, central vac, island with glass-top stove and freezer.
Exclusions
Remarks Exceptional contemporary home, custom built 16 years ago and very well maintained. Beautiful setting on 13+- acres overlooking the Bay of Fundy, 15 minutes from Berwick. 50 x 30, 2 story barn with storage, barn space, workshop and garage areas. The lower walk-out level is completely finished and includes a huge media/family room, 2 additional bedrooms, a huge laundry room, storage, utility room and full bath. The top level of the house has a room with amazing light, and is ideal for a studio, home office or guest suite. It also contains a 3 piece bathroom. A 40 foot deck stretches across the entire front overlooking the view. Wonderful sunsets. Energy efficient. Room sizes for additional rooms on lower walk-out level include laundry 14 x 10, family room 15 x 14.8. Lower level offers another 1,100 sq ft of finished space. Total living space 2,500 sq ft. The 13 acres is being surveyed off from a larger parcel to be provided by seller. More land is available.

Bedrooms: 4	Sign: No	Garage: Yes	Gar.Details: 50 X 30 TWO STORY BARN/GARAGE
Bathrooms: 3 \	Lockbox/Key: Key	PCDS: Yes	
Rental Income: NO	Road: Public	Matrim.:	Water Access: Water:
Building Age +/-: 16			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FOYER	8 X 5.9	MAIN FLOOR	MUD ROOM	13 X 4.7
MAIN FLOOR	KITCHEN	21 X 7	MAIN FLOOR	STORAGE	
MAIN FLOOR	DINING ROOM	15 X 8	2ND FLOOR	OTHER	OFFICE 17.7 X 13
MAIN FLOOR	LIVING ROOM	16 X 13	2ND FLOOR	BATH	3 PCE
MAIN FLOOR	MASTER BEDROOM	17 X 14.8	LOWER LEVEL	BEDROOM	14 X 10
MAIN FLOOR	BEDROOM	14 X 10.6	LOWER LEVEL	BATH	4 PCE
MAIN FLOOR	BATH	4 PCE	LOWER LEVEL	BEDROOM	14 X 11

Capped Assessment: **NO** Capped Assessment Amount: Actual Assessment: **\$277800** Tax Amount: **\$1828 (2011)**
 IT IS HEREBY UNDERSTOOD AND AGREED THAT THE CURRENT TAXES MAY BE BASED ON A CAPPED ASSESSMENT OR INACCURATE MARKET (ACTUAL) ASSESSMENT. THE FUTURE PROPERTY TAXES PAID BY THE BUYER MAY BE SUBJECT TO CHANGE.

Betterment Charges:	Deed Transfer Tax:
Condo Fee:	Mobile/Leased Land F:
Seller Name: THELMA MILES	Home Tel.: Bus.Tel.:
Seller Name: ROBERT MILES	Home Tel.: Bus.Tel.:
Listing Office: MBA Country Real Estate Brokers 800 711-5556	Listing Agent: RICHARD MATHESON 902-582-3969
SP: 2.5% + HST	

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