




**Price** \$305,000      For Sale  
**Status** ACTIVE      **Subject to SOBP?**  
**Escape Clause**  
**Conditions**

**MLS #** 201713799  
**PID #** 05038054      **PID #2**  
**PID #3**      **PID #4**  
**AAN#**  


**Address** 221 Stronach Mountain Road  
**Community** Melvern Square      BOP 1R0  
**Type** Single Family      **Style** Residential  
**Bldg Style** Bungalow      **Int. Photo Allowed**

**Lot Size** 10.82 acres      / Acres  
**Square Footage (MLA)** 1,586  
**Total Fin SqFt (TLA)** 1,586  
**Building Dimensions** 0  
**Road**  
**Legal Desc**  
**Title to Land** Freehold  
**Betterment Charges**

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

  
**List Date** 5/29/2017  
**Acceptance Date**      **Firm Date**  
**Closing Date**  
**Possession** Immediate  
**Selling Price**

**Instructions to Members**

**Showing Instructions** Contact LBO

**Directions to Property** Highway 1 from Kingston towards Middleton to Stronach Mountain road to civic number.

**Inclusions**  
**Exclusions**  
**Property Size** 3 to 9.99 Acres  
**Land Features** Cleared, Partially Cleared, Level  
**Structures** Shed  
**Community Feat.**

**Heat/Cool** Baseboard, Fireplace, Heat Pump  
**Fuel Type** Electric, Propane, Wood  
**Water** Other  
**Sewage** Septic  
**Utilities** Electricity, High Speed Internet, Telephone  
**Rental Equip.** None  
**Appliances Incl.**

**Exterior** Brick, Vinyl  
**Garage** Attached  
**Driveway/Pkg** Circular, Paved  
**Basement** Full, Partial  
**Foundation** Concrete  
**Features** Central Vacuum  
**Roof** Asphalt Shingle  
**Flooring** Carpet, Ceramic, Hardwood, Laminate,  
**Docs on File**

Wow, if you are looking for a 3 bedroom home on the Valley floor with 10+ acres for horses, hobby farming, gardening or other agricultural uses, you must consider this property. The house is about 30 years old and well maintained. All on one level with full concrete basement. Fabulous sunroom, open concept living/dining room, DeCoste kitchen, fireplace, excellent systems, 24 x 24 garage. Park-like setting with mature trees, gardens, shrubs, circular driveway and 10.8 amazing acres.

**AG** 3      **BG Bdrm** 0      **# Bdrm** 3  
**F Baths** 1      **H Baths** 1      **T Baths** 2  
**Master On Main Floor?**  
**Building Age** 33      **Approx Year Built** 1984  
**Yr Built Unknown**

**Sign** No      **PDS** Yes  
**Lockbox** Yes      **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	Porch	Side door porch 5 x 6.2
Main Floor	OTHER	Hall 5 x 7.5
Main Floor	Bath 1	and laundry 4.4 x 9.1
Main Floor	Kitchen	13 x 11
Main Floor	Dining Room	9.8 x 11.6
Main Floor	Sun Room	16 x 13.6
Main Floor	Living Room	16.10 x 13.4

Floor	Room	Size
Main Floor	OTHER	Entry 3.5 x 6
Main Floor	Bath 1	9.2 x 6
Main Floor	Bedroom	9.10 x 9.6
Main Floor	Bedroom	9.10 x 9.6
Main Floor	Master Bedroom	13.4 x 11.2
Main Floor	OTHER	10.6
Lower Level	Games Room	12.9 x 25.

Floor	Room	Size

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

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

**Seller 1 Name** Carol Morse      **Seller 2 Name** Larry Morse

**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**

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.