



GREEN GABLES	
Price: \$391,000	MLS® #: 55251524
Status: Active	PAN #: 01331388
	File #: 201270723
Legal Descr.: Address: 647 WEST MAIN ST City: KENTVILLE, B4N 2E4	
Side of Road: Lot Size +/-: 2.13 ACRES	District: DIKIN
Water Frontage: Above Grade Sq.Ft. (MLA): 2,800	Sub-Dist: V2
Total Fin. Sq.Ft. (TLA): 2,800	Zoning: R2
Elem Schl:	Occupancy: Owner
	Sec. School:
List.Date: 28-JAN-2012	Possession: FLEXIBLE

Directions West Main Street, north side.
Show.Instr. Contact LBO

Type: Single Family	Heating: Oil, Baseboard, Hot Water	Exterior: Wood/Clapboard
Style: 2 Storey	Garage Type: Other	Driveway: Circular, Double, Paved
Title to Land: Freehold	Water: Municipal	Foundation: Undeveloped, Partial
Land Features: Conservation, Wooded/Treed, Landscaped	Sewer: Municipal	Features: Deck/Patio, Alarm System, Fireplace(s), Satellite Dish
Access: Right of Way	Services: Electricity, Telephone, Bus Service, Cable	Roof: Asphalt Shingle
	Rental Equipm.: None	Flooring: Cushion, Wood

Inclusions Older built-in wall oven and cook top.
Exclusions Screen door on the potting shed end of the carriage house is not included.
Remarks This truly magnificent property includes a circa 1860 farmhouse, 2 acre parklike estate property and a two story carriage house. It's located inside the Town of Kentville close to all services, yet it feels like you really are in the country. This is definitely one of the more unique properties in the town. The house has been well maintained and upgraded. It offers 2,800 sq. ft. of very comfortable living space spread over 2 levels. Key features include 6 over 6 windows, original wood siding and details, wood floors, spectacular staircase, 5 bedrooms, 2 baths, 3 working fireplaces, sunroom, oil heating, big rooms, total privacy and a wonderful 2 story carriage house ready for your ideas. ROW up east side of property for owner to access property in behind. The roof of the house was resingled in the fall of 2011 and exterior was painted in fall of 2011 as well.

Bedrooms: 5	Sign: No ..:	Garage: Yes	Gar.Details:
Bathrooms: 2 \ 0	Lockbox/Key: None PCDS: Yes	Water Access:	Water:
Rental Income: NO	Road: Public Matrim.:		Building Colour: WHITE
Building Age +/-: 150			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	29 X 13.6	MAIN FLOOR	MUD ROOM	
MAIN FLOOR	FOYER	29.3 X 7.3	2ND FLOOR	FOYER	19 X 7.6
MAIN FLOOR	BATH	3 PCE	2ND FLOOR	BEDROOM	13.6 X 13
MAIN FLOOR	DINING ROOM	13.6 X 11.6	2ND FLOOR	BEDROOM	13.6 X 10.8
MAIN FLOOR	OTHER	STUDY 13.6 X 13.6	2ND FLOOR	BEDROOM	13.6 X 11.11
MAIN FLOOR	KITCHEN	11 X 17.6	2ND FLOOR	BEDROOM	13.6 X 12
MAIN FLOOR	SUN ROOM	16.8 X 8.6	2ND FLOOR	BEDROOM	14 X 9.9

Capped Assessment: **NO** Capped Assessment Amount: Actual Assessment: **\$227000** Tax Amount: **\$2785 (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: **0**

Condo Fee: Mobile/Leased Land F:

Seller Name: **MICHAEL PARKER** Home Tel.: Bus.Tel.:
 Seller Name: **JANET PARKER** Home Tel.: Bus.Tel.:

Listing Office: **MBA Country Real Estate Brokers 800 711-5556** Listing Agent: **RICHARD MATHESON 902-582-3969**

SP: **2.5%**

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