




**Price** \$698,000  
**Status** ACTIVE  
**Conditions**  
**Escape Clause**

**MLS #** 6057719  
**PID #** 45180270  
**PID #2**  
**AAN#** 03694194  


**Address** 5352 215 Route  
**Community** Summerville NS B0N 2N0  
**Type** Single Family  
**Style** Detached **Bldg Style** Cape Cod

**Lot Size** 37+- ACRES / Acres  
**Square Footage (MLA)** 3,800  
**Total Fin SqFt (TLA)** 3,800  
**Building Dimensions** 0  
**Road** Public  
**Legal Desc**  
**Title to Land** Freehold  
**Int. Photo Allowed** No

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

**List Date** 2/10/2016  
**Acceptance Date**  
**Firm Date**  
**Closing Date**  
**Possession** 90 DAYS  
**Selling Price**

**Instructions to Members** Exceptional horse farm located in beautiful Summerville within 50 minutes to city. 3,800 sq ft Cape style home with upscale kitchen, full basement, attached garage and excellent systems. Extra space over garage could be finished. Three additional bedrooms on top floor: 13.4 x 9.2; 13.7 x 6.9; 13.4 x 8.9. Nine year old horse barn with 12 box stalls, heated tack room, bathroom, laundry and hay storage. Attached 70 x 130 indoor arena. 5 fenced paddocks. Trail through property and forest. Access to miles of hacking trails.

**Showing Instructions** Contact LBO

**Directions to Property** Highway 215 from Brooklyn to Summerville to civic#.

**Inclusions** Pool to remain. Generator to remain.  
**Exclusions** Does not include appliances, equipment,  
**Property Size** 10 to 49.99 Acres  
**Land Features** Partially Cleared, Partial Landscaped, Partially Fenced, Wooded/Treed  
**Appliances Incl.**

**Heat/Cool** Forced Air  
**Fuel Type** Propane  
**Water** Drilled Well, Well  
**Sewage** Septic  
**Utilities** Electricity, High Speed Internet, Telephone  
**Rental Equip.** Propane Tank  
**Community Features**

**Exterior** Vinyl  
**Garage** Attached, Double  
**Driveway/Pkg** Circular  
**Basement** Full, Partially Developed  
**Foundation** Concrete, Stone  
**Features** Deck, Patio, Ensuite Bath, Gas Stove(s)  
**Roof** Asphalt Shingle  
**Flooring** Ceramic, Hardwood, Laminate,  
**Docs on File**

**Property Overview** Exceptional horse farm located in beautiful Summerville within 50 minutes to city. 3,800 sq ft Cape style home with upscale kitchen, full basement, attached garage and excellent systems. Extra space over garage could be finished. Three additional bedrooms on top floor: 13.4 x 9.2; 13.7 x 6.9; 13.4 x 8.9. Nine year old horse barn with 12 box stalls, heated tack room, bathroom, laundry and hay storage. Attached 70 x 130 indoor arena. 5 fenced paddocks. Trail through property and forest. Access to miles of hacking trails. Ideal set up for boarding facility, breeding farm or private use. Extensive upgrades over past 9 years. Includes PID 45180296. Capped assessment on PID 45180270 is \$276,400. and no capped assessment on PID 45180270 at \$131,500.

**AG Bedrm** 8 **BG Bdrm** 0 **# Bdrm** 8  
**F Baths** 3 **H Baths** 0 **T Baths** 3  
**Master On Main Floor?**  
**Building Age** **Yr Built**  
**HST**

**Sign** No  
**Lockbox** No **PCDS** Yes  
**Migrated** Yes  
**CSA/ABS** **Serial #**  
**Rental Income** Yes

**Garage** Yes  
**Details** 20 X 30  
**Waterfront** No **Water Frontage**  
**Water Meas/Units** /  
**Water Access/View** View: Other

| Floor      | Room        | Size               |
|------------|-------------|--------------------|
| Main Floor | Mud Room    | 9.5 X 8.5          |
| Main Floor | OTHER       | SITTINGRM 15 X 8.9 |
| Main Floor | Games Room  | 18.2 X 13.8        |
| Main Floor | Dining Room | 15.2 X 14          |
| Main Floor | Kitchen     | 12 X 30            |
| Main Floor | OTHER       | BUTLER 6 X 6       |
| Main Floor | Living Room | 16.9 X 16          |

| Floor      | Room       | Size        |
|------------|------------|-------------|
| Main Floor | Den/Office | 12 X 9      |
| Main Floor | Bedroom    | 16.9 X 11.2 |
| Main Floor | Bath 1     | 4 PIECE     |
| 2nd Level  | Bedroom    | 17 X 14     |
| 2nd Level  | Bedroom    | 15.8 X 12.2 |
| 2nd Level  | Bedroom    | 11.8 X 11.3 |
| 2nd Level  | Bedroom    | 15.2 X 10.2 |

| Floor | Room | Size |
|-------|------|------|
|       |      |      |
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|       |      |      |

**Charges**

**Fee** **Condo Corp #** **Association Fees** **Mobile/Leased Land Fees**

**Seller 1 Name** James Pyra **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** **List Member 2**  
**List Office 3** **List Member 3**  
**Selling Office** **Selling Member**