



Price \$448,000 **For Sale**
Status ACTIVE **Subject to SOBP?**
Escape Clause
Conditions

MLS # 201716517
PID # 55076020 **PID #2**
PID #3 **PID #4**
AAN#

Address 2939 Highway 221
Community Weston BOP 1C0
Type Single Family **Style** Residential
Bldg Style 1.5 Storey **Int. Photo Allowed** Yes

Lot Size 75+- acres / Acres
Square Footage (MLA) 2,800
Total Fin SqFt (TLA) 2,800
Building Dimensions 0
Road Public
Legal Desc
Title to Land Freehold
Betterment Charges

District Kings County
Sub-District V2
Zoning A1 **Occupancy** Owner
Elementary
Middle/Jr
High
Fr Imm Elem
Fr Imm Mid
Fr Imm High
Other

List Date 6/27/2017
Acceptance Date **Firm Date**
Closing Date
Possession To be discussed
Selling Price

Instructions to Members

Showing Instructions Contact LBO

Directions to Property Highway 221 west from Highway 360 to civic number

Inclusions Oil drip stove
Exclusions
Property Size 50 to 100 Acres
Land Features Cleared, Partially Cleared, Partial Landscaped, Ravine, Rolling,
Structures Barn, Shed
Community Feat. Golf Course, School Bus Service, Shopping

Heat/Cool Fireplace, Hot Water
Fuel Type Oil, Wood
Water Other
Sewage Septic
Utilities Cable, Electricity, High Speed Internet, Telephone
Rental Equip. Propane Tank
Appliances Incl.

Exterior Wood Shingles
Garage Detached, Single
Driveway/Pkg Gravel
Basement Partial, Undeveloped
Foundation Stone
Features Central Vacuum, Oil Stove, Fireplace(s)
Roof Asphalt Shingle
Flooring Carpet, Softwood, Vinyl
Docs on File Aerial Photos, Deed, Floor Plan, LRIS

Spectacular 75 acre farm on Highway 221 in Weston. Rare find. Westbank Farm has been in the same family for over 35 years. Well maintained century farmhouse with good systems and lots of original character. Set way back off the road down a tree lined laneway. 2,800 sq ft of living space. 50 x 30 large barn in exceptional condition, separate 3 stall horse barn, 40 x 14 woodworking shop. 40 x 12 shed with wood storage, and chicken coop. Single garage. 20 acres of pasture/hayfields, small orchard, forest, old meadow, year round brook. Southern exposure and amazing views.

AG 4 **BG Bdrm** 0 **# Bdrm** 4
F Baths 2 **H Baths** 0 **T Baths** 2
Master On Main Floor?
Building Age 120 **Approx Year Built** 1899
Yr Built Unknown

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

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

Floor	Room	Size
Main Floor	Laundry	11.7 x 12
Main Floor	Mud Room	13 x 12
Main Floor	Sun Room	22 x 9
Main Floor	OTHER	Office 12.3 x 8.1
Main Floor	Foyer	17.11 x 17.10
Main Floor	Living Room	#1 15.6 x 13.4
Main Floor	Living Room	#2 15.4 x 15.6

Floor	Room	Size
Main Floor	Kitchen	14 x 14.7 + 5 x 8 galley
Main Floor	Bath 1	3 piece
2nd Level	Bedroom	13.6 x 10
2nd Level	Bedroom	13.5 x 10.5
2nd Level	Master Bedroom	13.6 x 10
2nd Level	Foyer	Upper 17.2 x 7.6
2nd Level	Bath 1	9.9 x 7.4

Floor	Room	Size
2nd Level	Bedroom	14 x 10 + 7.5 x 7.5
Main Floor	Porch	8.3 x 44

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

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

Seller 1 Name Donald Raven **Seller 2 Name**

Co-Opg Bkr Comp 2% + HST

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**

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