




Price \$391,000 **For Sale**
Status ACTIVE **Subject to SOBP?**
Escape Clause
Conditions

MLS # 201822104
PID # 05141288 **PID #2**
PID #3 **PID #4**
AAN#


Address 3874 201 Highway
Community Carleton Corner B0S 1C0
Type Single Family **Style** Detached
Bldg Style 2 Storey **Int. Photo Allowed** Yes

Lot Size 20 acres / Acres
Square Footage (MLA) 1,500
Total Fin SqFt (TLA) 3,000
Building Dimensions 36 x 30 plus 21 x 25
Road Public
Legal Desc
Title to Land Freehold
Betterment Charges

District Annapolis County
Sub-District V3
Zoning nil **Occupancy** Owner
Elementary Bridgetown Regional Community School
Middle/Jr Bridgetown Regional Community School
High Bridgetown Regional Community School
Fr Imm Elem
Fr Imm Mid
Fr Imm High
Other


List Date 9/5/2018
Acceptance Date **Firm Date**
Closing Date **Possession** 90 days
Selling Price

Instructions to Members

Showing Instructions Contact LBO

Directions to Property Highway 201 from Bridgetown to Carleton Corner to civic number; 3 minutes west of Bridgetown.

Inclusions Washer, dryer, dishwasher, wall oven, countertop range, fridge.
Exclusions
Property Size 10 to 49.99 Acres
Land Features Cleared, Partially Cleared, Partial Landscaped, Rolling, Stream/Pond
Structures
Community Feat. Golf Course, Playground, School Bus Service, Marina

Heat/Cool Baseboard, Fireplace, Furnace, Heat
Fuel Type Electric, Oil, Wood
Water Drilled Well
Sewage Septic
Utilities Cable, Electricity, High Speed Internet, Telephone
Rental Equip. None
Appliances Incl. Cooktop - Electric, Oven - Electric, Dishwasher, Dryer, Washer, Refrigerator

Exterior Wood Shingles
Garage Detached, Double
Driveway/Pkg Circular, Parking Spaces(s), Paved,
Basement Full
Foundation Stone
Features Fireplace(s), Wood Fireplace
Roof Asphalt Shingle
Flooring Carpet, Ceramic, Hardwood, Vinyl
Docs on File Floor Plan, LRIS Map

Known as Bloody Creek Vineyard, this exceptional 20 acre property has been in the same family for over 100 years. It's ideally situated on Highway 201 just 3 minutes west of Bridgetown in the Annapolis Valley. The property includes 20 acres with field, forest and a nicely established 5 acre vineyard. The home has been "extremely" well cared for and upgraded. It offers 3,000 sq ft of living space on 2 floors. It has big rooms, high ceilings, a dry basement, excellent systems, newer windows, fresh paint, excellent roof and lots of natural light. There's a modern 2 level 24 x 36 garage ideal for vehicles, farm machinery and vineyard equipment. The house sits well back off the road on a gentle hill with long views. This is a rare find.

AG 4 **BG Bdrm** 0 **# Bdrm** 4
F Baths 1 **H Baths** 1 **T Baths** 2
Master On Main Floor?
Building Age 150 **Approx Year Built** 1868
Yr Built Unknown

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

Garage Yes
Details Detached 24 x 36 + loft
Waterfront No **Water Frontage**
Water Meas/Units /
Water Access/View

Floor	Room	Size
Main Floor	Mud Room	8 x 6.8
Main Floor	Kitchen	17.6 x 14.4
Main Floor	Laundry	10.2 x 6.8
Main Floor	Bath 1	6.8 x 6.6
Main Floor	Dining Room	20.8 x 11.8
Main Floor	OTHER	Study 15 x 14
Main Floor	Foyer	15.2 x 6.10

Floor	Room	Size
Main Floor	Living Room	29 x 14
2nd Level	OTHER	Upper Foyer 22.6 x 6.8
2nd Level	Bedroom	13.11 x 11.10
2nd Level	Bedroom	14 x 14
2nd Level	Bedroom	14 x 14
2nd Level	Bedroom	15.6 x 17 + 10 x 10.6
2nd Level	OTHER	Walk-in closet 6 x 6

Floor	Room	Size
2nd Level	Bath 1	7.4 x 14

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

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

Seller 1 Name Gregory Rice **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 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**

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