



CENTURY HOME ON 10 ACRES	
Price: <b>\$199,000</b>	MLS® #: <b>45028701</b>
Status: <b>Active</b>	PAN #: <b>03959031</b>
	File #: <b>200850132</b>
Legal Descr.: Address: <b>764 NO 1 RTE</b> City: <b>MOUNT DENSON, B0P 1L0</b>	
Side of Road: Lot Size +/-: <b>10.06 ACRES</b>	District: <b>DIHAN</b> Sub-Dist: <b>V1</b>
Water Frontage: Above Grade Sq.Ft. (MLA): <b>2,174</b>	Zoning: <b>GEN</b> Occupancy: <b>Owner</b>
Total Fin. Sq.Ft. (TLA): <b>2,174</b>	Sec. School:
Elem Schl:	
List.Date: <b>30-JUN-2011</b>	Possession: <b>NEGOTIABLE</b>

**Directions** Hwy 101, take exit 7, right onto Hwy 1 to Mount Denson to civic number on left.  
**Show.Instr.** Contact LBO

Type: <b>Single Family</b>	Heating: <b>Electric</b>	Exterior: <b>Shingles, Wood/Clapboard</b>
Style: <b>2.5 Storey</b>	Garage Type: <b>Detached, Double</b>	Driveway: <b>Gravel, Single</b>
Title to Land: <b>Freehold</b>	Water: <b>Well, Dug</b>	Foundation: <b>Concrete, Full</b>
Land Features: <b>Stream/Pond, Wooded/Treed, Partial Landscaped</b>	Sewer: <b>Septic</b>	Features:
Access:	Services: <b>Electricity, Telephone, Cable</b>	Roof: <b>Asphalt Shingle</b>
	Rental Equipm.: <b>None</b>	Flooring: <b>Carpet, Cushion, Wood</b>

**Inclusions**  
**Exclusions**  
**Remarks** Located in the village of Mount Denson, (5 minutes from Windsor and 40 minutes from Halifax) this upgraded century home has seen many improvements over the years. There's a rustic European charm to be found within and the exterior still retains a good degree of character. Large storage area in basement (26 x 13.3 + 13 x 12.9). Just over 10 acres of park like grounds with the forward portion being nicely landscaped and the rear mixed woodland. Walking along the grassy path that forms the perimeter around the rear the property, through a mix of hard and softwood, across a small meadow surrounded by trees there are two ponds that could easily be enlarged and already attract even more ducks, turtles and pheasants. There's a lot of potential here to create your own private sanctuary within 5 minutes of local shops. Also good potential for a small hobby farm and some vegetable gardens. A gardener and landscaper's delight!

Bedrooms: <b>4</b>	Sign: <b>No</b> ..: <b>NO</b>	Garage: <b>Yes</b> Gar.Details: <b>24.5 X 36</b>
Bathrooms: <b>2 \</b>	Lockbox/Key: <b>None</b> PCDS: <b>Yes</b>	Water Access: Water:
Rental Income: <b>NO</b>	Road: <b>Public</b> Matrim.:	Building Colour: <b>DARK BROWN</b>
Building Age +/-: <b>111</b>		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	15 X 9.10	MAIN FLOOR	MUD ROOM	10 X 9
MAIN FLOOR	DINING ROOM	14.2 X 11.3	2ND FLOOR	BEDROOM	11.9 X 11.10
MAIN FLOOR	LIVING ROOM	25 X 12	2ND FLOOR	BEDROOM	11.7 X 10.7
MAIN FLOOR	BATH	4 PCE 10 X 6.4	2ND FLOOR	LAUNDRY	8.9 X 7.7
MAIN FLOOR	FAMILY ROOM	44 X 14	2ND FLOOR	BATH	4 PCE 8.6 X 6.9
MAIN FLOOR	DEN/OFFICE	21.9 X 12.6	3RD FLOOR	OTHER	STUDIO 25 X 15
MAIN FLOOR	FOYER	12 X 8.4	2ND FLOOR	BEDROOM	12.4 X 10.6

Capped Assessment: **NO** Capped Assessment Amount: Actual Assessment: **\$159900** Tax Amount: **\$1228 (2007)**  
 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: **1.5%**

Condo Fee: Mobile/Leased Land F:

Seller Name: **EDWARD RIGBY** Home Tel.: Bus.Tel.:  
 Seller Name: **HAZEL RIGBY** Home Tel.: Bus.Tel.:

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

SP: **2.5% + HST**

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