




**Price** \$265,000      **For Sale**  
**Status** ACTIVE      **Subject to SOBP?**  
**Escape Clause**  
**Conditions**

**MLS #** 201828531  
**PID #** 30086022      **PID #2** 30263826  
**PID #3** 30080030      **PID #4**  
**AAN#**  


**Address** 40 John Thibodeau Road  
**Community** St Martin      **BOW 2LO**  
**Type** Single Family      **Style** Detached  
**Bldg Style** 2 Storey      **Int. Photo Allowed** Yes

**Lot Size** 8.3 acres      / Acres  
**Square Footage (MLA)** 1,300  
**Total Fin SqFt (TLA)** 2,600  
**Building Dimensions** 0  
**Road** Public  
**Legal Desc**  
**Title to Land** Freehold  
**Betterment Charges**

**District** Digby County  
**Sub-District** V4  
**Zoning** RES      **Occupancy** Owner  
**Elementary**  
**Middle/Jr**  
**High**  
**Fr Imm Elem**  
**Fr Imm Mid**  
**Fr Imm High**  
**Other**

  
**List Date** 12/18/2018  
**Acceptance Date**      **Firm Date**  
**Closing Date**      **Possession** 30 days  
**Selling Price**

**Instructions to Members**

**Showing Instructions** Contact LBO

**Directions to Property** Highway 1 to Meteghan, turn south at the Tim Horton's and drive approx 3 minutes, turn left. Drive approx 2 minutes and turn left again onto John Thibodeau Branch Road.

**Inclusions** All appliances including window treatments.  
**Exclusions**  
**Property Size** 3 to 9.99 Acres  
**Land Features** Cleared, Partially Cleared, Partial Landscaped, Paddock, Fenced, Deck, Barn, Shed  
**Structures**  
**Community Feat.** Golf Course, Park, Playground, Recreation Center, School Bus Service, Shopping

**Heat/Cool** Baseboard, Furnace  
**Fuel Type** Oil, Wood  
**Water** Dug  
**Sewage** Septic  
**Utilities** Cable, Electricity, Telephone  
**Rental Equip.** None  
**Appliances Incl.** Central Vacuum, Range - Electric, Dishwasher, Washer, Microwave, Refrigerator, Water Purifier

**Exterior** Brick, Vinyl  
**Garage** Attached, Double  
**Driveway/Pkg** Gravel  
**Basement** Full, Fully Developed  
**Foundation** Concrete  
**Features** Central Vacuum, Ensuite Bath, Water Jet Tub, Wood Stove(s)  
**Roof** Asphalt Shingle  
**Flooring** Ceramic, Hardwood, Laminate,  
**Docs on File** Aerial Photos, Blueprint, Bldg Location

You will love the privacy of this location, just 5 minutes from Meteghan in the District of Clare with easy access to shops, services and beaches. This 8.3 acre property will appeal to nature lovers, horse owners, artists and those seeking a country lifestyle. This well maintained 4 bedroom, 3 bath home is move-in ready and loaded with features. Horse people will appreciate the 5 stall stable, fenced paddocks, round pen and riding ring. Easy access to miles of trails for hacking. There's also a small one room cottage, perfect for tack, hobbies, workshop . . . or guests.

**AG** 3      **BG Bdrm** 1      **# Bdrm** 4  
**F Baths** 3      **H Baths** 0      **T Baths** 3  
**Master On Main Floor?** Yes  
**Building Age** 24      **Approx Year Built** 1994  
**Yr Built Unknown**

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

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

Floor	Room	Size
Main Floor	Foyer	6.1 x 5.4
Main Floor	OTHER	Hall 12.4 x 4
Main Floor	Bedroom	9.7 x 11.4
Main Floor	Bath 1	6.1 x 9.7
Main Floor	Bedroom	8.10 x 11.8
Main Floor	Master Bedroom	12.4 x 13.2
Main Floor	Ensuite Bath 1	8 x 9.10

Floor	Room	Size
Main Floor	Kitchen	16.10
Main Floor	Dining Room	16.10
Main Floor	Living Room	Open concept 19.4 x 10
Lower Level	OTHER	Hall 6.5 x 3.5
Lower Level	Family Room	12.9 x 20.6
Lower Level	Bedroom	13.3 x 12.4
Lower Level	Bath 1	5 x 8.7

Floor	Room	Size
Lower Level	Laundry	6.4 x 7.8
Lower Level	Laundry	5.4 x 4
Lower Level	Utility	7.8 x 6.8

**CSA/ABS**      **Serial #**      **Make**      **Mobile/Leased Land Fees**      **Land Status**  
**Monthly Condo Fee**      **Condo Fee Includes**      **Condo Corp #**

**Seller 1 Name** Angela Robichaud      **Seller 2 Name** Gerald Robichaud

**Co-Opg Bkr Comp** 2%

**List Office 1** MBA Country Real Estate Brokers - Toll: 800-711-5556      **List Member 1** Richard Matheson  
**List Office 2** MBA Country Real Estate Brokers - Toll: 800-711-5556      **List Member 2** TED VAN TRIGT  
**List Office 3**      **List Member 3**  
**Selling Office**      **Selling Member**

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.