



Price \$421,000 For Sale
Status ACTIVE **Subject to SOBP?**
Escape Clause
Conditions

MLS # 201720246
PID # 05064290 **PID #2** 05269667
PID #3 **PID #4**
AAN#

Address 641 Brinton Road
Community Port Lorne BOS 1R0
Type Single Family **Style** Recreational
Bldg Style 1.5 Storey **Int. Photo Allowed**

Lot Size 98.9 acres / Acres
Square Footage (MLA) 1,300
Total Fin SqFt (TLA) 1,300
Building Dimensions 0
Road Public
Legal Desc
Title to Land Freehold
Betterment Charges

District Annapolis County
Sub-District V3
Zoning Nil **Occupancy** Owner
Elementary
Middle/Jr
High
Fr Imm Elem
Fr Imm Mid
Fr Imm High
Other

List Date 7/31/2017
Acceptance Date **Firm Date**
Closing Date
Possession 90 days
Selling Price

Instructions to Members

Showing Instructions Contact LBO

Directions to Property Port Lorne to Brinton Rad to civic number.

Inclusions
Exclusions
Property Size 50 to 100 Acres
Land Features Cleared, Partial Landscaped, Rolling, Wooded/Treed
Structures
Community Feat. School Bus Service, Shopping

Heat/Cool Forced Air, Furnace
Fuel Type Oil
Water Well
Sewage Septic
Utilities High Speed Internet
Rental Equip. None
Appliances Incl.

Exterior Wood Shingles
Garage Detached, Heated
Driveway/Pkg Gravel
Basement Full, Undeveloped
Foundation Block
Features
Roof Asphalt Shingle
Flooring Carpet, Hardwood, Tile
Docs on File Aerial Photos, Floor Plan

98+ acre saltwater farm. Circa 1788 Cape style home totally rebuilt, remodelled and upgraded by present owners. Full basement. Excellent systems. Very comfortable 3 bedroom home. Fabulous private setting with extensive frontage on the Bay of Fundy. 10 steps to your own beach. Sunrises and sunsets! Long laneway, two roadways, brook, pasture and forest. Very nice 30 x 32 workshop/garage with 2 piece bath. Unique property just 12 minutes to Bridgetown. Views to die for!!

AG 3 **BG Bdrm** 0 **# Bdrm** 3
F Baths 1 **H Baths** 0 **T Baths** 1
Master On Main Floor?
Building Age 229 **Approx Year Built** 1788
Yr Built Unknown

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

Garage Yes
Details Detached
Waterfront Yes **Water Frontage** Bay, Ocean
Water Meas/Units 1,000.00 / Feet
Water Access/View

Floor	Room	Size	Floor	Room	Size	Floor	Room	Size
Main Floor	Mud Room	8.7 x 12	2nd Level	Master Bedroom	22.10 x 13.4			
Main Floor	Kitchen	11.4 x 16.8	2nd Level	Bedroom	11.9 x 8			
Main Floor	Bath 1	4.11 x 8.8	2nd Level	Bedroom	11.10 x 11.4			
Main Floor	Dining Room	13.7 x 15.2						
Main Floor	Den/Office	9.4 x 18.8						
Main Floor	Living Room	24 x 1.6						
Main Floor	Foyer	3.8 x 4.10						

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

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

Seller 1 Name Dean Sabean **Seller 2 Name** Patricia Sabean

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**

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.