




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

MLS # 201720245
PID # 55450928 **PID #2** 55498760
PID #3 55522650 **PID #4**
AAN#


Address 78 Pelton Mountain Road
Community Lakeville B4N 3V7
Type Single Family **Style** Residential
Bldg Style 1.5 Storey **Int. Photo Allowed** Yes

Lot Size 18 acres / Acres
Square Footage (MLA) 2,500
Total Fin SqFt (TLA) 2,500
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 7/27/2017
Acceptance Date **Firm Date**
Closing Date
Possession 60 days
Selling Price

Instructions to Members

Showing Instructions Contact LBO

Directions to Property Highway 221 to Woodville Road, right onto Pelton Mountain Road; property on right.

Inclusions Fencer stays with property
Exclusions
Property Size 50 to 100 Acres
Land Features Partial Landscaped, Partially Fenced, Wooded/Treed, Year Round Road
Structures Deck, Barn
Community Feat.

Heat/Cool Furnace, Heat Pump -Ductless, Hot Water
Fuel Type Oil, Wood
Water Drilled Well
Sewage Septic
Utilities Electricity, High Speed Internet, Telephone
Rental Equip. Propane Tank
Appliances Incl.

Exterior Vinyl
Garage Triple, Heated
Driveway/Pkg Double, Paved
Basement Full, Undeveloped
Foundation Concrete, Stone
Features Ensuite Bath, Air Jet Tub, Wood Stove(s)
Roof Asphalt Shingle
Flooring Ceramic, Laminate
Docs on File

Ideal location, amazing facilities and wonderful home combine to make the perfect horse ready farm. Tucked away on a quiet road in Lakeville just 15 minutes from all major shops and services. 18+- acres well fenced with turnouts and a sand ring. Extremely well renovated and updated 4 bedroom, two bath home with modern country kitchen, main floor master bedroom and good systems. Huge, well constructed barn with 8 box stalls, tack up aisle, storage room and more spaces on one side of the barn and a huge wide open space on the other side with doors at each end. Perfect for hay storage, equipment, machinery and other uses. Plus there's a detached 3 car garage with office space. Miles and miles of hacking at the farm gate.

AG 4 **BG Bdrm** 0 **# Bdrm** 4
F Baths 2 **H Baths** 1 **T Baths** 3
Master On Main Floor?
Building Age 100 **Approx Year Built** 1917
Yr Built Unknown

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

Garage Yes
Details Triple car garage
Waterfront No **Water Frontage**
Water Meas/Units /
Water Access/View

Floor	Room	Size
Main Floor	Mud Room	14.2 x 9.6
Main Floor	Kitchen	15 x 14
Main Floor	Den/Office	8 x 8.8
Main Floor	Living Room	12.6 x 12
Main Floor	Bath 1	4 x 5
Main Floor	Foyer	11 x 7.8
Main Floor	Master Bedroom	17.6 x 11.6

Floor	Room	Size
Main Floor	Ensuite Bath 1	13 x 9
Main Floor	OTHER	Walk-in closet
Main Floor	Dining Room	20 x 13
2nd Level	Bedroom	13 x 11
2nd Level	Bedroom	14 x 9.8
2nd Level	Bedroom	9 x 9.8
2nd Level	OTHER	Computer room 6 x 9

Floor	Room	Size

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

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

Seller 1 Name Lowell Sabine **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**

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.