



**Price** \$275,000      **For Sale**  
**Status** ACTIVE      **Subject to SOBP?**  
**Escape Clause**  
**Conditions**

**MLS #** 201808441  
**PID #** 01239102      **PID #2** 10126712  
**PID #3**      **PID #4**  
**AAN#**

**Address** 1212 Ohio East Crossroad  
**Community** Antigonish      B2G 2K8  
**Type** Single Family      **Style** Detached  
**Bldg Style** 2 Storey      **Int. Photo Allowed**

**Lot Size** 17.3 acres      / Acres  
**Square Footage (MLA)** 2,350  
**Total Fin SqFt (TLA)** 2,350  
**Building Dimensions** 0  
**Road**  
**Legal Desc**  
**Title to Land** Freehold  
**Betterment Charges**

**District** 302-Antigonish County  
**Sub-District** N/A  
**Zoning** Rural      **Occupancy** Owner  
**Elementary**  
**Middle/Jr**  
**High**  
**Fr Imm Elem**  
**Fr Imm Mid**  
**Fr Imm High**  
**Other**

**Schedule a Showing**  
**List Date** 4/17/2018  
**Acceptance Date**      **Firm Date**  
**Closing Date**  
**Possession** September 2018  
**Selling Price**

**Instructions to Members**

**Showing Instructions** Contact LBO

**Directions to Property** Highway 7 from Antigonish towards Eastern Shore for 7 minutes. Right past lake to Ohio East Road. Left at end. Straight to civic # on left side.

**Inclusions**  
**Exclusions**  
**Property Size** 10 to 49.99 Acres  
**Land Features** Cleared, Partial Landscaped, Rolling, Sloping/Terraced, Wooded/Treed  
**Structures** Shed  
**Community Feat.**

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

**Exterior** Vinyl  
**Garage**  
**Driveway/Pkg** Gravel, Parking Spaces(s), Single  
**Basement** Full  
**Foundation** Concrete  
**Features** Wood Stove(s)  
**Roof** Asphalt Shingle  
**Flooring** Carpet, Laminate, Vinyl  
**Docs on File** Aerial Photos, Floor Plan, LRIS Map,

Beautiful country home on 17+- acres within 12 minutes to Antigonish. Custom built for the present owner. Extremely well maintained 2 story, Gambrel roof design with 4 bedrooms, 1.5 baths, full concrete basement and excellent systems. Features open concept 26 foot kitchen/diningroom, exposed beams and wood ceilings on main floor principal rooms, step down family room with vaulted ceiling, efficient oil heating plus woodstove in kitchen. There's also a wood furnace, but would require a new flue. Fabulous hilltop setting. Mix of cleared land and forest including about 3 acres on opposite side of the road with frontage on the Ohio River. Rare find. Taxes \$1,627.35.

**AG** 4      **BG Bdrm** 0      **# Bdrm** 4  
**F Baths** 1      **H Baths** 1      **T Baths** 2  
**Master On Main Floor?**  
**Building Age** 37      **Approx Year Built** 1981  
**Yr Built Unknown**

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

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

Floor	Room	Size
Main Floor	Mud Room	10 X 11
Main Floor	OTHER	Hall 9 x 6.5
Main Floor	Bath 1	2 piece
Main Floor	Kitchen	12.10 x 26
Main Floor	OTHER	Office 9.9 x 11.5
Main Floor	Foyer	7.8 x 16
Main Floor	Living Room	13 x 26

Floor	Room	Size
Main Floor	Family Room	20.5 x 14
2nd Level	Bedroom	14.2 x 12.2
2nd Level	Bedroom	10.6 x 13
2nd Level	Bedroom	21 x 10.6
2nd Level	Bedroom	9 x 14.5
2nd Level	Bath 1	4 piece

Floor	Room	Size

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

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

**Seller 1 Name** Judith Schoder      **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.