



**Price** \$279,000      For Sale  
**Status** ACTIVE      **Subject to SOBP?**  
**Escape Clause**  
**Conditions**

**MLS #** 201722244  
**PID #** 05165162      **PID #2** 05198023  
**PID #3**      **PID #4**  
**AAN#**

**Address** 8191 Highway 1  
**Community** Upper Granville      BOS 1K0  
**Type** Single Family      **Style** Residential  
**Bldg Style** 1.5 Storey      **Int. Photo Allowed** Yes

**Lot Size** 100 / Acres  
**Square Footage (MLA)** 2,100  
**Total Fin SqFt (TLA)** 2,100  
**Building Dimensions** 26 x 40 + 8 x 16  
**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** 8/29/2017  
**Acceptance Date**      **Firm Date**  
**Closing Date**  
**Possession** 60 days  
**Selling Price**

**Instructions to Members** Don't let the cat out please.

**Showing Instructions** Contact LBO

**Directions to Property** Highway 1 past Bridgetown heading west for 3 minutes to civic number on right - north side.

**Inclusions** 2 fridges, stove, washer, dryer, dishwasher, 1 freezer.  
**Exclusions**  
**Property Size** 50 to 100 Acres  
**Land Features** Partially Cleared, Partial Landscaped, Partially Fenced, Softwood Bush,  
**Structures** Barn  
**Community Feat.** Public Transit, School Bus Service, Shopping

**Heat/Cool** Forced Air, Heat Pump -Ductless, Stove  
**Fuel Type** Oil, Wood  
**Water** Drilled Well  
**Sewage** Septic  
**Utilities** Electricity, High Speed Internet, Telephone  
**Rental Equip.** None  
**Appliances Incl.** Stove, Dishwasher, Dryer - Electric, Washer, Freezer, Microwave, Water Softener

**Exterior** Wood Shingles  
**Garage** None  
**Driveway/Pkg** Gravel  
**Basement** Full, Undeveloped  
**Foundation** Stone  
**Features** Wood Stove(s)  
**Roof** Asphalt Shingle  
**Flooring** Laminate, Linoleum, Softwood  
**Docs on File**

Located in Upper Granville, just a few minutes outside of Bridgetown. Situated on the Valley floor with 100 +/- acres running to Beaconsfield Road near the base of the North Mountain. South facing with about 15 acres of pasture and brook. Century farmhouse with lots of character and many upgrades. Over 2,000 sq feet of living space. Country kitchen with dining, second kitchen ideal for many uses. Upgraded wiring. 1.5 baths, wood/oil heat, drilled well, septic and heat pump. Windows have been replaced. Fully insulated. Two older barns, both require work but useful as is and with renovation, both are ideal for livestock. Greenhouse, woodshed and chicken coop. Greenhouse: 18 x 30; woodshed: 9 x 9; barn: 34 x 24 plus 12 x 24; barn 52 x 30

**AG** 3      **BG Bdrm** 0      **# Bdrm** 3  
**F Baths** 1      **H Baths** 1      **T Baths** 2  
**Master On Main Floor?**  
**Building Age** 80      **Approx Year Built** 1937  
**Yr Built Unknown**

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

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

Floor	Room	Size	Floor	Room	Size	Floor	Room	Size
Main Floor	Kitchen	12.8 x 4	Main Floor	Dining Room	11.10 x 14			
Main Floor	Bath 1	8 x 6.5	2nd Level	Bedroom	14.2 x 10			
Main Floor	Mud Room	7 x 5.6	2nd Level	OTHER	Hall/stairs 10 x 10.8			
Main Floor	Living Room	14 x 16	2nd Level	Bedroom	8 x 10			
Main Floor	OTHER	Hall stairs 10 x 16	2nd Level	Master Bedroom	14.3 x 20.10			
Main Floor	OTHER	Study 12.7 x 14	2nd Level	Bedroom	14.3 x 10.6			
Main Floor	Kitchen	12.6 x 13	2nd Level	Bath 1	2 Piece 5 x 5			

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

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

**Seller 1 Name** Dean Shipp      **Seller 2 Name** Cynthia Shipp

**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.