




Price \$289,000
Status ACTIVE **Subject to SOBP?**
Escape Clause
Conditions

MLS # 201620681
PID # 00824425 **PID #2** 00824441
PID #3 **PID #4**
AAN#


Address 780 Highway 6
Community Marshville BOK 1N0
Type Single Family **Style** Detached
Bldg Style 2 Storey **Int. Photo Allowed**

Lot Size 98 acres / Acres
Square Footage (MLA) 1,800
Total Fin SqFt (TLA) 1,800
Building Dimensions 40 x 24
Road Public
Legal Desc

Title to Land Freehold
Betterment Charges

District 108-Rural Pictou County
Sub-District #40
Zoning Ag1 **Occupancy** Owner
Elementary
Middle/Jr
High
Fr Imm Elem
Fr Imm Mid
Fr Imm High
Other

List Date 9/20/2016
Acceptance Date
Firm Date
Closing Date
Possession 60 days
Selling Price

Instructions to Members

Showing Instructions Contact LBO

Directions to Property Highway 6 from Pictou to Marshville. Truro to Earltown to Highway 6 to Marshville.

Inclusions Dishwasher and stove

Exclusions
Property Size 50 to 100 Acres
Land Features Cleared, Partially Cleared, Fenced, Partially Fenced, Sloping/Terraced,
Structures Barn
Community Feat. Golf Course, School Bus Service, Shopping

Heat/Cool Forced Air, Furnace
Fuel Type Oil, Wood
Water Drilled Well, Well
Sewage Septic
Utilities Cable, Electricity, High Speed Internet

Rental Equip. None

Appliances Incl. Stove, Dishwasher

Exterior Wood Shingles, Wood Siding
Garage Detached
Driveway/Pkg Single
Basement Partial
Foundation Stone
Features Ensuite Bath, Fireplace(s), Wood Fireplace

Roof Asphalt Shingle
Flooring Hardwood, Vinyl
Docs on File Deed, Floor Plan, LRIS Map

Circa 1869 farmhouse beautifully renovated, upgraded and remodelled in the past 15 years. Situated on 98 acres in Marshville just 10 minutes to Tatamagouche or River John along the shores of the Northumberland Strait. House sits way back off the road down a tree lined laneway. Features open concept main floor, with wood burning fireplace, hardwood floors and lots of windows. Three bedrooms, 2 baths, spacious mudroom, 2 baths, glassed-in porch and well planned kitchen. Small barn, 24 x 36 with workshop and 10 x 24 run-in shed. Chicken coop and two useful 10 x 12 sheds. Beautiful piece of land with productive farmland, pasture, hayfields and forest at the back. Four acres of ponds installed by Ducks Unlimited. Ideal farm for organics, horses, sheep and cattle.

AG 3 **BG Bdrm** 0 **# Bdrm** 3
F Baths 2 **H Baths** 1 **T Baths** 3
Master On Main Floor?
Building Age 100 **Yr Built** 1916
Yr Built Unknown **HST** Exempt from HST

Sign No **PDS** Yes
Lockbox No **Migrated** Yes
LBox Location

Association Fees
Rental Income No

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

Floor	Room	Size	Floor	Room	Size	Floor	Room	Size
Main Floor	Mud Room	7.7 x 9.6	2nd Level	Bedroom	9.10 x 11.6			
Main Floor	Bath 1	2.11 x 7.6	2nd Level	Bedroom	14.2 x 13.4			
Main Floor	Kitchen	13.2 x 16.8	2nd Level	Ensuite Bath 1	6.10 x 8.1			
Main Floor	Dining Room	10.8 x 22.4	2nd Level	Bath 1	7.10 x 7.4			
Main Floor	Living Room	18 x 15.4	2nd Level	OTHER	Hall 3.5 x 15.6			
Main Floor	Foyer	14.10 x 6.3	Main Floor	OTHER	Porch 24.6 x 13.9			
2nd Level	Bedroom	9 x 17.10						

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

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

Seller 1 Name Christopher Silver **Seller 2 Name** Christina Silver

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**

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