




**Price** \$234,000      **For Sale**  
**Status** ACTIVE      **Subject to SOBP?**  
**Escape Clause**  
**Conditions**

**MLS #** 201703439  
**PID #** 55003982      **PID #2**  
**PID #3**      **PID #4**  
**AAN#**  


**Address** 10234 Highway 221  
**Community** Habitant      **BOP** 1H0  
**Type** Single Family      **Style** Detached  
**Bldg Style** 2.5 Storey      **Int. Photo Allowed** Yes

**Lot Size** 1.4 acres      / Acres  
**Square Footage (MLA)** 2,200  
**Total Fin SqFt (TLA)** 2,200  
**Building Dimensions** 24 x 28 x 30 x 14 x 6 x 12 plus 20  
**Road** Public  
**Legal Desc**  
**Title to Land** Freehold  
**Betterment Charges**

**District** Kings County  
**Sub-District** V2  
**Zoning** A1      **Occupancy** Tenant  
**Elementary** Glooscap Elementary School  
**Middle/Jr** Northeast Kings Education Centre  
**High** Northeast Kings Education Centre  
**Fr Imm Elem**  
**Fr Imm Mid**  
**Fr Imm High**  
**Other**

  
**List Date** 2/23/2017  
**Acceptance Date**      **Firm Date**  
**Closing Date**  
**Possession** 90 days  
**Selling Price**

**Instructions to Members**

**Showing Instructions** Contact LBO

**Directions to Property** Highway 221 from Canning to Kingsport. Go to civic # on right in Habitant.

**Inclusions** Fridge, stove, washer, dryer, satellite dish.  
**Exclusions**  
**Property Size** 1 to 2.99 Acres  
**Land Features**  
**Structures** Deck  
**Community Feat.**

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

**Exterior** Vinyl  
**Garage** Detached, Double, Triple  
**Driveway/Pkg** Double, Gravel  
**Basement** Partial  
**Foundation** Concrete, Stone  
**Features**  
**Roof** Asphalt Shingle  
**Flooring** Softwood, Tile  
**Docs on File**

This 150 year old, 2.5 story, 4 bedroom home is located in Habitant just 2 km from Canning. Kingsport Beach is just a few kms further down the road and the University Town of Wolfville is within 15 minutes. The main floor includes a large mudroom, large kitchen, diningroom, livingroom, study, bath and foyer. You'll appreciate the 1.5 story garage-workshop and the large garden shed. You will love the oversized three-bay garage positioned out behind the house. It's a big solid building with concrete floor, 3 insulated roll-up doors, insulated and drywall interior, a furnace and storerooms. The entire roof of the house including the large covered verandah was completely re-shingled in January 2016 with top quality architectural shingle. The property includes 1.4 acres with a nice open field at the rear, ideal for gardening and incredible views across the Habitant River and Minas Basin. From here you can see for miles.

**AG** 4      **BG Bdrm** 0      **# Bdrm** 4  
**F Baths** 2      **H Baths** 0      **T Baths** 2  
**Master On Main Floor?**  
**Building Age** 150      **Approx Year Built** 1866  
**Yr Built Unknown**

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

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

Floor	Room	Size	Floor	Room	Size	Floor	Room	Size
Main Floor	Mud Room	11.10 x 8	2nd Level	Bath 2	4 piece			
Main Floor	Kitchen	13 x 12	2nd Level	Bedroom	19.5 x 13			
Main Floor	Dining Room	14 x 12.5	2nd Level	Bedroom	13.9 x 10.8			
Main Floor	Living Room	14.10 x 12.5	2nd Level	Bedroom	12.9 x 10.8			
Main Floor	Den/Office	12.10 x 8.6	2nd Level	Master Bedroom	15 x 12			
Main Floor	Bath 1	4 piece						
Main Floor	Laundry	8 x 6						

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

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

**Seller 1 Name** 3104704 Nova Scotia Limited      **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**      **List Member 2**  
**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.