



**Price** \$448,000  
**Status** ACTIVE  
**Conditions**  
**Escape Clause**

**MLS #** 201511217  
**PID #** 45065919  
**PID #2**  
**AAN#**  


**Address** 6195 Highway 215  
**Community** Noel Shore NS B0N 1T0  
**Type** Single Family  
**Style** Detached **Bldg Style** 1.5 Storey

**Lot Size** 4.5 acres / Acres  
**Square Footage (MLA)** 4,200  
**Total Fin SqFt (TLA)** 4,200  
**Building Dimensions** 40 x 42 + 36 x 34  
**Road** Public  
**Legal Desc**  
**Title to Land** Freehold  
**Int. Photo Allowed** Yes

**District** Hants County  
**Sub-District** V1  
**Zoning** Rural **Occupancy** Vacant  
**Elementary**  
**Middle/Jr High**  
**Fr Imm Elem**  
**Fr Imm Mid**  
**Fr Imm High**  
**Other**

**List Date** 11/13/2015  
**Acceptance Date**  
**Firm Date**  
**Closing Date**  
**Possession** 30 days  
**Selling Price**

**Instructions to Members**

**Showing Instructions** Contact LBO

**Directions to Property** Highway 102 from Halifax to Exit 10. Take Route 215 from Maitland to Noel Shore, to civic number 6195 on right side. Private laneway just past King Creek Farm.

**Inclusions** Stove, fridge, washer, dryer, dishwasher, generator  
**Exclusions**  
**Property Size** 3 to 9.99 Acres  
**Land Features** Cleared, Partial Landscaped  
**Appliances Incl.** Stove, Dishwasher, Dryer, Washer, Refrigerator, Other

**Heat/Cool** Hot Water, Radiant  
**Fuel Type** Electric  
**Water** Drilled Well  
**Sewage** Septic  
**Utilities** Electricity, High Speed Internet, Telephone  
**Rental Equip.** Propane Tank  
**Community Features**

**Exterior**  
**Garage** Attached, Double  
**Driveway/Pkg** Circular  
**Basement** Other  
**Foundation** Slab  
**Features**  
**Roof** Asphalt Shingle  
**Flooring** Ceramic  
**Docs on File**

**Property Overview** Exceptional property ideal for year round living or a weekend retreat. 35 minutes to airport, about 25 minutes to Truro and 60 minutes to Halifax. Totally private 5 acre property on a secluded bluff overlooking Cobequid Bay, tidal saltwater marsh, beautiful farmland and red sand beach. Amazing Blue Max insulated concrete construction with in-floor hot water, radiant heating throughout, Italian tile floors, 40 foot kitchen, 5 bedrooms, 5 bathrooms, vaulted ceiling, front, rear and side covered verandahs, Anderson windows, high-end finishes, 700 square foot studio, double garage with workshop and an attached 35 x 10 custom built greenhouse. Nicely landscaped plus separate 15 x 12 building for storage, lawn equipment and tools. Wired for generator. Generator and 5 appliances included. Two propane tanks are rented: \$100 and \$25. Owner is a licensed realtor in Nova Scotia.

**AG Bedrm** 5 **BG Bdrm** 0 **# Bdrm** 5  
**F Baths** 3 **H Baths** 2 **T Baths** 5  
**Master On Main Floor?** Yes  
**Building Age** 20 **Yr Built** 1995  
**HST**

**Sign** No  
**Lockbox** Yes **PCDS** Yes  
**Migrated** Yes  
**CSA/ABS** **Serial #**  
**Rental Income**

**Garage** Yes  
**Details** Double  
**Waterfront** Yes **Water Frontage** Bay  
**Water Meas/Units** /  
**Water Access/View** Access: Bay, View: Bay

Floor	Room	Size	Floor	Room	Size	Floor	Room	Size
Main Floor	Eat In Kitchen	40 x 12.6	Main Floor	Bath 2	3 piece			
Main Floor	OTHER	26 x 15 Great room	Main Floor	Bath 3	3 piece			
Main Floor	Mud Room	6 x 6	2nd Level	Bedroom	16.6 x 12.6			
Main Floor	Foyer	8 x 15	2nd Level	Bedroom	16.6 x 12.6			
Main Floor	Den/Office	14.8 x 12.6	2nd Level	Bedroom	16.6 x 12.6			
Main Floor	Master Bedroom	14.8 x 12.6	2nd Level	Bedroom	16.6 x 12.6			
Main Floor	Bath 1	3 piece	2nd Level	OTHER	36 x 22 Studio			

**Charges**

**Fee** **Condo Corp #** **Association Fees** **Mobile/Leased Land Fees**

**Seller 1 Name** Edward van Trigt **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**