



Price \$654,000
Status ACTIVE

MLS # 202017222
PID # 60606779 **PID #2** 60601218
PID #3 **PID #4**

Address 105 Craig Chandler Drive
Community Pine Grove NS B4V 8A1
Legal Description

Lot Size 23
Waterfront No
Water Frontage Type
Water Access/View
Square Footage (MLA) 1,700
Total Fin SqFt (TLA) 2,400
Building Dimensions 0
Zoning Rural **Title to Land** Freehold
Type Single Family **Style** Detached
Bldg Style Contemporary, 1 Level
Road Public

District 405-Lunenburg County
Sub-District B4
Elementary
Middle/Jr
High
Fr Imm
Fr Imm Mid
Fr Imm High
Other

Add'l Virt Tour 1 URL
Closing Date
Possession 60 days
Price

Property Overview ELMWOOD WINERY 23 acre property with 2.5 acres of grapes, exceptional home, 5 outbuilding located within 5 minutes to Bridgewater. ICF custom built home with in-floor radiant heat, fabulous kitchen with Miele appliances, concrete floors with acid etching, custom trims, concrete counter, formal diningroom, livingroom, family room, home office, 3 bedrooms, 3 bathrooms, sunroom, wine cellar and lots of storage. Outbuildings include winery building 17 x 33, machine shed 21 x 26, woodshed 6 x 17, timberframe screen room 20 x 16, and greenhouse 24 x 16. Other features include paved driveway, exceptional landscaping, solar power, wood burn fireplace. Excellent systems. A must see property with established winery.

EnerGuide Rating?
EnerGuide Rating (GJ/Year)
Date EnerGuide Obtained
Property Size 10 to 49.99 Acres
Land Features Cleared, Partial Landscaped, Wooded/Treed
Water Drilled Well, Well
Sewage Septic
Utilities Cable, Electricity, High Speed Internet, Telephone

Heat/Cool In Floor, Radiant
Fuel Type Electric, Propane, Solar, Wood
Flooring Concrete
Appliances Cooktop – Propane, Oven - Electric, Dishwasher, Dryer - Electric, Washer,
Rental Equip. Propane Tank
Features Alarm System, Ensuite Bath, HRV (Heat Rcvry Ventln), Wood Fireplace

Exterior Stucco, Vinyl
Roof Asphalt Shingle
Foundation Insulated Concrete
Basement Partial, Partially Developed, Walkout
Driveway/Pkg Double, Paved
Garage None
Structures Greenhouse, Shed
Community Features Golf Course, Park, Playground, Public Transit, Recreation Center, School

Inclusions
Exclusions

Directions to Property **Exit 12 off Highway 103 to Highway 10. Turn right at lights, past Canadian Tire store to Harold Whyntott Road on right to Craig Chandler Drive to end.**

AG Bedrm 3 **BG** 0 **# Bdrm** 3
F Baths 2 **H Baths** 1 **T Baths** 3
Master On Main Floor? Yes
Building Age 18 **Yr Built** 2002 **Yr Built Unknown**

Sign No **HST (PEI)**
HST (NSAR)
Migrated Yes **PDS** Yes
Rental Income Potential

Garage No
Details
Restr/Prot Covenants

Floor	Room	Size
Main Floor	Foyer	5.9 x 80
Main Floor	Foyer	4 x 9.10
Main Floor	Living Room	14.1 x 22
Main Floor	Kitchen	15.7 x 11.9
Main Floor	Dining Room	11.8 x 13.8
Main Floor	OTHER	Pantry 6.1 x 3.11
Main Floor	OTHER	Hall 14.6 x 3.7

Floor	Room	Size
Main Floor	Bath 1	Laundry 5.5 x 8
Main Floor	Bath 1	7.7 x 8.5
Main Floor	Master Bedroom	11.7 x 13.7
Main Floor	Ensuite Bath 1	7.7 x 8.10
Main Floor	OTHER	Walkin closet 5.9 x 3.10
Main Floor	Bedroom	11.10 x 11
Main Floor	OTHER	Guest Sitrm 9.5 x 12.2

Floor	Room	Size
Main Floor	OTHER	Office 6 x 4.11
Main Floor	Sun Room	8.10 x 8.8
Lower	OTHER	Lr Level 23.8 x 16.10
Lower	Bedroom	9.11 x 13.4
Lower	OTHER	Wine room 9 x 5.10
Lower	Storage	8.10 x 9.10
4th Level	Utility	6.4 x 10.6

Fee **Condo Corp #**

Betterment Charges **Fees** **Fees**

Listing Office MBA Country Real Estate Brokers

Compliments of Richard Matheson
Email country@glinx.com
Company Name MBA Country Real Estate Brokers

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