



Price \$485,000
Status ACTIVE



MLS # 201922845
PID # 45238011 **PID #2** 45029097
PID #3 **PID #4**

Address 1377 Highway 1
Community Falmouth NS B0P 1L0
Legal Description

Lot Size 38 acres
Waterfront Yes
Water Frontage Type River
Water Access/View
Square Footage (MLA) 2,322 /
Total Fin SqFt (TLA) 2,322
Building Dimensions 43 x 27
Zoning AR2 **Title to Land** Freehold
Type Single Family **Style** Detached
Bldg Style 1.5 Storey
Road Public

District Hants County
Sub-District V1
Elementary
Middle/Jr
High
Fr Imm
Fr Imm Mid
Fr Imm High
Other

Closing Date
Possession 60 days
Price

Property Overview Fantastic 38 acre farm located in Falmouth with direct frontage on the Avon River. Excellent productive land ideal for grapes, horses and most agricultural enterprises. Frontage on Route 1. House is way in off the road down a long lane. Long views. 1.5 story "Century Home" moved to this site 20 years ago and set on a concrete foundation. Lots of original character with modern systems. Well and septic installed 20 years ago. 200 x 100 riding ring.

EnerGuide Rating?
EnerGuide Rating (GJ/Year)
Date EnerGuide Obtained
Property Size 10 to 49.99 Acres
Land Features Cleared, Rolling
Water Drilled Well
Sewage Septic
Utilities Cable, Electricity, Telephone

Heat/Cool Forced Air
Fuel Type Oil
Flooring Hardwood
Appliances Range - Electric, Dryer - Electric, Washer, Refrigerator
Rental Equip. None
Features Fireplace(s), Wood Fireplace

Exterior Wood Shingles
Roof Asphalt Shingle
Foundation Concrete
Basement Full
Driveway/Pkg Double, Gravel
Garage None
Structures Barn, Shed
Community Features Golf Course, Park, School Bus Service, Ski Hill, Marina

Inclusions
Exclusions

Directions to Property Highway 101 to Exit 7. Turn right on to Highway 1 and continue towards Mount Denson. Property on right approx 3 minutes from Exit 7.

AG Bedrm 3 **BG** 0 **# Bdrm** 3
F Baths 1 **H Baths** 1 **T Baths** 2
Master On Main Floor?
Building Age 102Yr **Built** 1917 **Yr Built Unknown**

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

Garage No
Details
Restr/Prot Covenants No

Floor	Room	Size
Main Floor	Foyer	6 x 8
Main Floor	Living Room	13.3 x 13.9
Main Floor	Dining Room	13.3 x 13.9
Main Floor	OTHER	Hall 3.3 x 10.3
Main Floor	Kitchen	12.11 x 13
Main Floor	OTHER	Kitchen jog 6.5 x 8.7
Main Floor	Family Room	8.2 x 13

Floor	Room	Size
Main Floor	Porch	6.9 x 33.7
2nd Level	Bedroom	13.3 x 9
2nd Level	Bedroom	13.3 x 16.2
2nd Level	Master Bedroom	13.3 x 26.9
2nd Level	OTHER	Hall 15 x 3
2nd Level	Bath 1	5.4 x 9.3

Floor	Room	Size

Fee **Condo Corp #**

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

Listing Office MBA Country Real Estate Brokers

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