



Price \$648,000
Status ACTIVE
 

MLS # 202106295
PID # 05068137 **PID #2**
PID #3 **PID #4**

Address 8416 Highway 215
Community Selma NS BON 1T0
Legal Description

Lot Size 20 acres **Road** Public
Waterfront No
Water Frontage Type
Water Access/View
Square Footage (MLA) 3,900 /
Total Fin SqFt (TLA) 3,900
Building Dimensions 0
Zoning Rural **Title to Land** Freehold
Type Single Family **Style** Detached
Bldg Style 2.5 Storey
New Construction N **Constr. Status**

District Hants County
Sub-District V2
Elementary
Middle/Jr
High
Fr Imm Elem
Fr Imm Mid
Fr Imm High
Other

Add'l Virt Tour 1 URL
Closing Date
Possession To be discussed.
Selling Price

Property Overview THE ELLIS HOUSE, circa 1870. This Georgian inspired 2.5 story home is tucked away on 20 private acres just minutes from Historic Maitland. The Town of Truro is 20 minutes away and the airport is within 45 minutes. Here's your chance to live in a country estate 1 hour from Halifax. The home is a work of art inside and out. And it has been well maintained and beautifully upgraded in recent years, including metal roof, new windows and doors, siding removed and replaced with Cape Cod wood siding, upscale kitchen, 2 new bathrms, 2 woodstoves, woodburning fireplace insert, insulation and more. A complete list of upgrades is available. It boasts 3,900 sq feet of very comfortable living space including the 1,034 sq ft third level multi purpose room. High ceilings, incredible moldings, original trims, wood floors, heated ceramic bathroom floors add to the charm. You'll love the kitchen with lots of cabinets, upscale finishes and a walk-in pantry. Behind the house is a well constructed two level barn with attached garage. It measures 48 x 23 and also has a newly installed steel roof. Total power and heating

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

Heat/Cool Baseboard, ETS (Elec Therm Storage), ...
Fuel Type Electric, Wood
Flooring Ceramic, Engineered Hardwood, Softwood, Vinyl
Appliances Cooktop - Electric, Oven - Electric, Dryer - Electric, Washer, Microwave, Refrigerator
Rental Equip. Propane Tank
Features Ensuite Bath, Wood Stove(s)

Exterior Wood Siding
Roof Metal
Foundation Stone
Basement Fully Developed
Driveway/Pkg Paved
Garage Detached, Wired
Structures Barn
Community Features Park, School Bus Service, Place of Worship, Beach

Inclusions Refrigerator, cooktop, oven, microwave, washer, dryer and generator.
Exclusions

Directions to Property Highway 215 from Maitland to Selma

AG Bedrm 3 **BG Bd...** 0 **# Bdrm** 3
F Baths 2 **H Baths** 1 **T Baths** 3
Master On Main Floor?
Building Age 151Yr **Built** 1870 **Yr Built Unknown**

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

Garage Yes
Details Attached to the two level barn.
Restr/Prot Covenants No

Floor	Room	Size
Main Floor	Foyer	17.5 x 8.2
Main Floor	OTHER	Front hall 11.10 x 4.7
Main Floor	OTHER	Study 15 x 13.3
Main Floor	Living Room	15 x 14.5
Main Floor	Family Room	15 x 13.1
Main Floor	Dining Room	15 x 12
Main Floor	Kitchen	17 x 13

Floor	Room	Size
Main Floor	OTHER	Pantry/laundry 10.1 x 5.6
Main Floor	OTHER	Sun porch 17.6 x 6 + 7....
Main Floor	Mud Room	10.2 x 7
Main Floor	OTHER	Woodroom 5.9 x 4.11
Main Floor	Bath 1	2 piece 4.4 x 3.7
2nd Level	OTHER	Landing 8.2 x 4.2
2nd Level	Foyer	20 x 8.2

Floor	Room	Size
2nd Level	Bath 2	15.9 x 10
3rd Level	OTHER	Multi purpose rm 38....
2nd Level	Bedroom	15 x 12
2nd Level	Bedroom	15 x 13.4
2nd Level	Bedroom	15 x 14.6
2nd Level	Ensuite Bath 1	12.10 x 8.7
2nd Level	OTHER	Walk-in closet 9.6 x 5...

Monthly Condo Fee Fee Includes Pet Friendly Plus Den Y/N No. of Parking Spaces

Betterment Charges **Association Fees** **Mobile/Leased Land Fees**

Listing Office MBA Country Real Estate Brokers

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