



Price \$223,000
Status ACTIVE



MLS # 201925843
PID # 55068753 **PID #2**
PID #3 **PID #4**

Address 3016 Highway 221
Community Weston **NS** **BOP** 1C0
Legal Description

Lot Size 9.89 acres
Waterfront No
Water Frontage Type
Water Access/View
Square Footage (MLA) 800 /
Total Fin SqFt (TLA) 1,500
Building Dimensions 24 x 40
Zoning A1 **Title to Land** Freehold
Type Single Family **Style** Detached
Bldg Style 1.5 Storey
Road Public

District Kings County

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

Closing Date
Possession 60 days
Price

Property Overview Cozy century farmhouse situated on 9.8 acres along Highway 221 in Weston. Three bedrooms and 1 bathroom. Newer windows, steel roof, fully insulated. Wood furnace. Large kitchen and pantry with laundry. All appliances are included. Large workshop with 200 amp electrical, concrete floor and high ceiling. Older barn plus 2 other outbuildings that require repair. South facing land with pasture and forest. Year round brook.

EnerGuide Rating?
EnerGuide Rating (GJ/Year)
Date EnerGuide Obtained
Property Size 3 to 9.99 Acres
Land Features Partially Cleared, Level, Stream/Pond, Wooded/Treed
Water Dug
Sewage Septic
Utilities Electricity, Telephone

Heat/Cool Forced Air
Fuel Type Wood
Flooring Softwood
Appliances Range - Electric, Dryer - Electric, Washer, Refrigerator
Rental Equip. None
Features Needs Repair

Exterior Wood Shingles
Roof Metal
Foundation Stone
Basement Full, Undeveloped, Walkout
Driveway/Pkg Double, Gravel
Garage Other
Structures Barn
Community Features Golf Course, School Bus Service, Shopping

Inclusions Appliances
Exclusions

Directions to Property Take Highway 101 to Exit 15, north to Route 221. West on 221 just past Golf Course to civic number on south side.

AG Bedrm 3 **BG** 0 **# Bdrm** 3
F Baths 1 **H Baths** 0 **T Baths** 1
Master On Main Floor?
Building Age 109Yr **Built** 1910 **Yr Built Unknown**

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

Garage Yes
Details Two outbuildings that could provide garage space.
Restr/Prot Covenants No

Floor	Room	Size
Main Floor	Mud Room	12 x 4.3
Main Floor	Bath 1	11 x 8
Main Floor	OTHER	Pantry/Laundry 7.5 x
Main Floor	Foyer	13 x 9
Main Floor	Living Room	13.8 x 13.5
Main Floor	Kitchen	23.8 x 13.8
2nd Level	Master Bedroom	16 x 11.3

Floor	Room	Size
2nd Level	Bedroom	11.6 x 9.6
2nd Level	Bedroom	12.6 x 11.5
2nd Level	OTHER	Upper hall 17 x 4

Floor	Room	Size

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