



Price \$648,000
Status ACTIVE

MLS # 201705587
PID # 45180270 **PID #2**
PID #3 **PID #4**

Address 5352 215 Route
Community Summerville NS B0N 2N0
Legal Description

Lot Size 37+- ACRES
Waterfront No
Water Frontage Type
Water Access/View View: Other
Square Footage (MLA) 3,800 /
Total Fin SqFt (TLA) 3,800
Building Dimensions 0
Zoning CR **Title to Land** Freehold
Type Single Family **Style** Detached
Bldg Style Cape Cod
Road Public

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

Closing Date
Possession 90 DAYS
Price

Property Overview Exceptional horse farm located in beautiful Summerville within 50 minutes to city. 3,800 sq ft Cape style home with upscale kitchen, full basement, attached garage and excellent systems. Extra space over garage could be finished. Three additional bedrooms on top floor: 13.4 x 9.2; 13.7 x 6.9; 13.4 x 8.9. Nine year old horse barn with 12 box stalls, heated tack room, bathroom, laundry and hay storage. Attached 70 x 130 indoor arena. 5 fenced paddocks. Trail through property and forest. Access to miles of hacking trails. Ideal set up for boarding facility, breeding farm or private use. Extensive upgrades over past 9 years. Includes PID 45180296. Capped assessment on PID 45180270 is \$276,400. and no capped assessment on PID 45180270 at \$131,500.

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

Heat/Cool Forced Air
Fuel Type Propane
Flooring Ceramic, Hardwood, Laminate, Porcelain
Appliances
Rental Equip. Propane Tank
Features Ensuite Bath, Gas Stove(s)

Exterior Vinyl
Roof Asphalt Shingle
Foundation Concrete, Stone
Basement Full, Partially Developed
Driveway/Pkg Circular
Garage Attached, Double
Structures Deck, Patio
Community Features

Inclusions Pool to remain. Generator to remain.
Exclusions Does not include appliances, equipment, machinery or personal tack.

Directions to Property Highway 215 from Brooklyn to Summerville to civic#.

AG Bedrm 8 **BG** 0 **# Bdrm** 8
F Baths 3 **H Baths** 0 **T Baths** 3
Master On Main Floor?
Building Age **Yr Built** **Yr Built Unknown** Y

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

Garage Yes
Details 20 X 30
Restr/Prot Covenants

| Floor | Room | Size |
|------------|-------------|--------------------|
| Main Floor | Mud Room | 9.5 X 8.5 |
| Main Floor | OTHER | SITTINGRM 15 X 8.9 |
| Main Floor | Games Room | 18.2 X 13.8 |
| Main Floor | Dining Room | 15.2 X 14 |
| Main Floor | Kitchen | 12 X 30 |
| Main Floor | OTHER | BUTLER 6 X 6 |
| Main Floor | Living Room | 16.9 X 16 |

| Floor | Room | Size |
|------------|------------|-------------|
| Main Floor | Den/Office | 12 X 9 |
| Main Floor | Bedroom | 16.9 X 11.2 |
| Main Floor | Bath 1 | 4 PIECE |
| 2nd Level | Bedroom | 17 X 14 |
| 2nd Level | Bedroom | 15.8 X 12.2 |
| 2nd Level | Bedroom | 11.8 X 11.3 |
| 2nd Level | Bedroom | 15.2 X 10.2 |

| Floor | Room | Size |
|-------|------|------|
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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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