



**Price** \$501,000  
**Status** ACTIVE

**MLS #** 202016353  
**PID #** 05064290 **PID #2** 05269667  
**PID #3** **PID #4**

**Address** 641 Brinton Road  
**Community** Port Lorne **NS B0S 1R0**  
**Legal Description**

**Lot Size** 98.7 acres  
**Waterfront** Yes  
**Water Frontage Type** Bay, Ocean  
**Water Access/View**  
**Square Footage (MLA)** 1,300 /  
**Total Fin SqFt (TLA)** 1,300  
**Building Dimensions**  
**Zoning** Nil **Title to Land** Freehold  
**Type** Single Family **Style** Detached  
**Bldg Style** 1.5 Storey  
**Road** Public

**District** Annapolis County  
**Sub-District** V3  
**Elementary**  
**Middle/Jr**  
**High**  
**Fr Imm**  
**Fr Imm Mid**  
**Fr Imm High**  
**Other**

Add'l Virt Tour 1 URL  
**Closing Date**  
**Possession** 90 days  
**Price**

**Property Overview** This 98 acre saltwater farm offers new owners the opportunity to experience a unique lifestyle. Located on the shore of the Bay of Fundy with the highest tides in the world, the property includes over 20 acres of productive farmland, forest and about 1,500 feet of direct water frontage. The rocky and rugged beach is just 10 steps down from the land, providing easy access. The house was built in 1788 and has remained in the present family for the past 150 years. Over the years, the house has been gutted, rewired, replumbed and insulated, reshingled, new drywall and just this summer the exterior cedar shingles were painted. The spring-fed well has an endless supply of water. There's also an excellent 32 x 30, 1.5 story garage/workshop with lots of power and washroom. High speed internet is available.

**EnerGuide Rating?**  
**EnerGuide Rating (GJ/Year)**  
**Date EnerGuide Obtained**  
**Property Size** 50 to 100 Acres  
**Land Features** Partially Cleared, Partial Landscaped, Rolling, Stream/Pond, Wooded/Treed  
**Water** Well, Other  
**Sewage** Septic  
**Utilities** Electricity, Telephone

**Heat/Cool** Forced Air, Furnace  
**Fuel Type** Oil  
**Flooring** Carpet, Hardwood, Tile  
**Appliances** None  
**Rental Equip.** None  
**Features**

**Exterior** Wood Shingles  
**Roof** Asphalt Shingle  
**Foundation** Block  
**Basement** Full  
**Driveway/Pkg** Double, Gravel  
**Garage** Detached, Wired  
**Structures** Barn  
**Community Features** School Bus Service

**Inclusions**  
**Exclusions**

Directions to Property **Port Lorne to Brinton Road to civic number.**

**AG Bedrm** 3 **BG** 0 **# Bdrm** 3  
**F Baths** 1 **H Baths** 0 **T Baths** 1  
**Master On Main Floor?**  
**Building Age** 232Yr **Built** 1788 **Yr Built Unknown**

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

**Garage** Yes  
**Details** Detached 32 x 30  
**Restr/Prot Covenants**

Floor	Room	Size
Main Floor	Mud Room	12 x 8.7
Main Floor	Kitchen	16.8 x 11.4
Main Floor	Bath 1	8.6 x 4.11
Main Floor	Den/Office	9.4 x 18.8
Main Floor	Living Room	24 x 11.6
Main Floor	Foyer	4.10 x 3.8
2nd Level	Master Bedroom	22.10 x 13.4

Floor	Room	Size
2nd Level	Bedroom	11.9 x 8
2nd Level	Bedroom	11.10 x 11.4

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

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