



**Price** \$774,000  
**Status** ACTIVE

**MLS #** 202006289  
**PID #** 05060405 **PID #2**  
**PID #3** **PID #4**

**Address** 543 Brooklyn Street  
**Community** Middleton NS B0S 1P0  
**Legal Description**

**Lot Size** 97.11 acres  
**Waterfront** No  
**Water Frontage Type**  
**Water Access/View**  
**Square Footage (MLA)** 1,220 /  
**Total Fin SqFt (TLA)** 1,376  
**Building Dimensions** 0  
**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** After harvest 2020  
**Price**

**Property Overview** NORTH MOUNTAIN VINEYARD Well established, successful and profitable vineyard located minutes from Middleton in the "Heart of the Annapolis Valley". 97 acres situated at the base of the North Mountain with excellent slope, great elevation and southern exposure. 22 acres of tiled land. 18 acres of grapes. Approx 29 acres of farmland ideal for expansion or other agricultural enterprises. And, 50 acres of forest. Well maintained and updated 1.5 story, 3 bedroom, 2 bath home with full basement and excellent systems. Pleasant views in all directions. Large modern workshop. Machinery building. Mountain spring with an endless supply of water. Machinery and equipment not included in asking price. Financials available to serious inquiries.

**EnerGuide Rating?**  
**EnerGuide Rating (GJ/Year)**  
**Date EnerGuide Obtained**  
**Property Size** 50 to 100 Acres  
**Land Features** Cleared, Partial Landscaped, Rolling, Sloping/Terraced, Wooded/Treed, Year  
**Water** Other  
**Sewage** Septic  
**Utilities** Cable, Electricity, High Speed Internet, Telephone

**Heat/Cool** Heat Pump -Ductless  
**Fuel Type** Electric, Oil, Wood  
**Flooring** Carpet, Vinyl  
**Appliances** Range - Electric, Dryer, Washer, Refrigerator  
**Rental Equip.** None  
**Features**

**Exterior** Vinyl  
**Roof** Metal  
**Foundation** Concrete  
**Basement** Full  
**Driveway/Pkg** Double, Gravel  
**Garage** None  
**Structures**  
**Community Features** Golf Course, Park, Playground, Recreation Center, School Bus

**Inclusions**  
**Exclusions** Equipment and machinery

Directions to Property **Highway 101 to Exit 18 (Middleton/Mount Hanley). Right on Brooklyn Road to civic number on north side.**

**AG Bedrm** 3 **BG** 0 **# Bdrm** 3  
**F Baths** 1 **H Baths** 1 **T Baths** 2  
**Master On Main Floor?**  
**Building Age** 35 **Yr Built** 1985 **Yr Built Unknown**

**Sign** No **HST (PEI)**  
**HST (NSAR)** Subject to HST; over and above  
**Migrated** Yes **PDS** Yes  
**Rental Income**

**Garage** No  
**Details**  
**Restr/Prot Covenants**

Floor	Room	Size
Main Floor	Foyer	3.9 x 5.6
Main Floor	Kitchen	14.2 x 13.2
Main Floor	Living Room	17.6 x 13.6
Main Floor	OTHER	Hall 22 x 3.6
Main Floor	Bath 1	10 x 5.5
Main Floor	Bedroom	12 x 10
Main Floor	Bedroom	13.8 x 12.1

Floor	Room	Size
2nd Level	Master Bedroom	14 x 12
Lower Level	Laundry	9.2 x 7.8
Lower Level	OTHER	13.5 x 11.8
Lower Level	OTHER	13.5 x 7.8
2nd Level	Bath 2	3 piece

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

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.