



MLS Client View - RESIDENTIAL

MLS #	201614026	Number of Bedrooms	3
PID #	70094685	Master On Main Floor?	
Additional PID		Full Baths	1
Type	Cottage / Rec. Properties	Half Baths	0
Listing Status	ACTIVE	Building Age	100
Listing Price	\$285,000	Total Fin SqFt (TLA)	1,045
Selling Price		Square Footage (MLA)	1,045
Address	19 East Berlin Road	Building Dimensions	22 x 26 + 6 x 10
Address 2		Lot Size	42,496 sq ft (.98 acres)
Community	West Berlin	Garage	No
District	406-Queens County	Waterfront	No
Sub-District	E2		
Style	Recreational		

Directions to Property

HWY 103 to Exit 17A; turn right before Port Medway to West Berlin, property on left where road meets the ocean.



Closing Date

General Property Information:

Prop Knwn As/Bdy of Water Blueberry Bay
Water Frontage Meas
Water Frontage Units
Zoning Rural
Inclusions All kitchen appliances and stacked washer/dryer

Exclusions
Association Fees
Condo Corp #
Monthly Condo Fee
Condo Fee Includes

Elementary School
Middle/Jr School
High School
Fr Imm Elementary School
Fr Imm Middle/Jr School
Fr Imm High School
Other
Garage Details
Parking Details Ample Potential
Rental Income
Mini/Mobile CSA/ABS#
Mini/Mobile Serial #
Mobile/Leased Land Fees

ROOM TYPE	LEVEL	ROOM
Living Room	Main Floor	15 x 13 (House)
Kitchen	Main Floor	9'4 x 12'8 (House)
Dining Nook	Main Floor	9'4 x 5'4 (House)
Bath 1	Main Floor	4 Piece (House)
Bedroom	2nd Level	9'10 x 13 (House)
Bedroom	2nd Level	10 x 9'6 (House)
Bedroom	2nd Level	8 x 10 (House)
OTHER	2nd Level	7 x 14 (Sitting Area,
Workshop	Main Floor	18 x 16 (Studio)
Bath 1	Main Floor	3 Piece (Studio)
Kitchen	Main Floor	15 x 8 (Kitchenette,
Bedroom	2nd Level	9 x 13 (Studio)
OTHER	Main Floor	Sleeping for 2 in

Property Overview

If the word STUDIO hits an exciting chord with you, then this property is a MUST-SEE. Whether you are an artist, writer, potter or a craftsperson of any sort this property offers spaceS (yes, plural !) for your creative soul to be inspired. It certainly worked for the artist who designed & built these spaces; his work hangs in both the MET and the Smithsonian. Let's do a quick walk-around. To begin with you start with a broad view of the sea from all three of the iconic grey single-clad buildings. The house is an old fisherman's dwelling; all renovated 25 years ago with a certified septic system and a drilled well. It's not exactly Architectural Digest, but it is comfy and cozy with electric heat plus a wood burning stove, insulated, and double-glazed windows throughout. Next there is the studio, itself. Very spacious for the clay or paint flingers, with a 17 foot high ceiling and a loft bedroom, plus a 3-piece bath and tiny kitchenette unit...however, it could be fitted out as a stunning guest house if "Art" is your uncle and "Crafts" are things that float. Finally there is "The Lighthouse" that sleeps two...really a sweet little retreat for quiet reading or writing or just pondering the endless Cranberry Bay horizon...as well as your own. Incidentally, West Berlin is not as far away as you might think by the name...less than a half hour from Bridgewater or Liverpool.

Property Features

BUILDING STYLE 1.5 Storey
PROPERTY SIZE 0.5 to 0.99 Acres
BASEMENT Crawl Space
FOUNDATION Stone
EXTERIOR FINISH Wood Shingles
ROOF Shakes
FLOORING Linoleum, Tile
HEATING/COOLING TYPE Baseboard
FUEL TYPE Electric
WATER SOURCE Drilled Well
SEWAGE DISPOSAL Septic
UTILITIES Cable, Electricity, Telephone

DRIVEWAY/PARKING Dirt
RENTAL EQUIPMENT None
WATER ACCESS/VIEW View: Bay, View: Ocean
LAND FEATURES Partial Landscaped



ROGER DIAL - Main: 902-277-0593
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RED DOOR REALTY - 16940

List Office

RED DOOR REALTY - 16940



MLS # 201614026

List Price \$285,000

Status: ACT

Class: RE

Address 19 East Berlin Road

Community WESTBERLI

Province NS

Postal Code B0J 1H0

Listing Office:

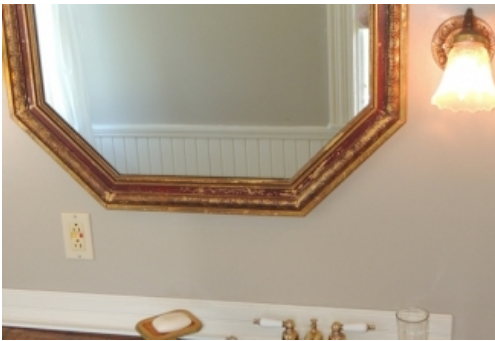
RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.

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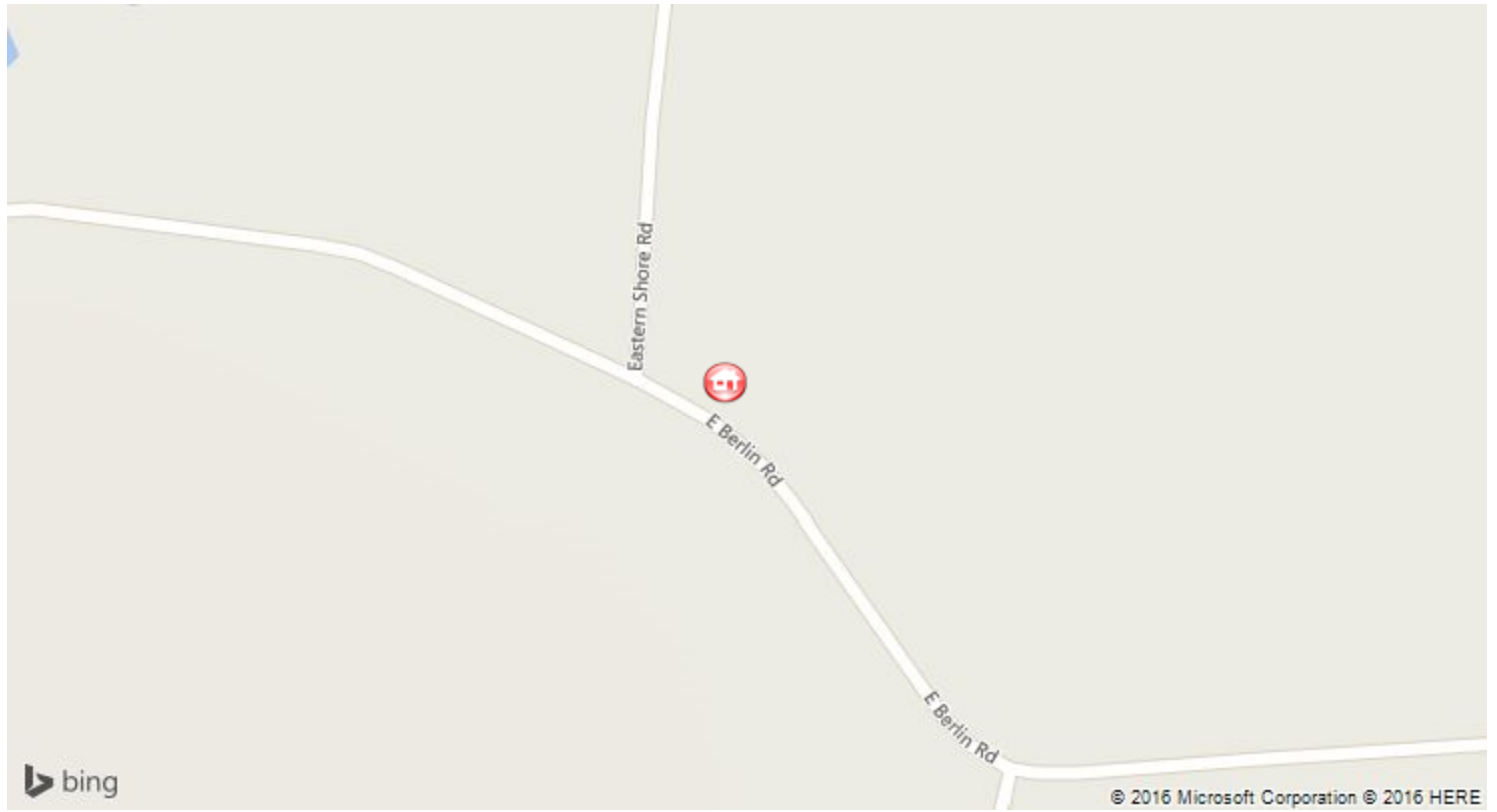
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