



MLS Client View - RESIDENTIAL

| | | | |
|-----------------------|-----------------------|------------------------------|-------------------|
| MLS # | 201722013 | Number of Bedrooms | 3 |
| PID # | 60228392 | Master On Main Floor? | No |
| Additional PID | Yes | Full Baths | 2 |
| Type | Single Family | Half Baths | 0 |
| Listing Status | ACTIVE | Building Age | 136 |
| Listing Price | \$259,000 | Year Built Unknown | |
| Selling Price | | Total Fin SqFt (TLA) | 1,936 |
| Address | 60 Old Clearland Road | Square Footage (MLA) | 1,936 |
| Address 2 | | Building Dimensions | 28 x 24 + 17 x 20 |
| Community | Clearland | Lot Size | 7535 + 3229 |
| District | 405-Lunenburg County | Garage | No |
| Sub-District | B3 | Waterfront | No |
| Style | Detached | | |

Directions to Property

From Mahone Bay: turn up Clearland Road near Tourist Bureau; bear left on Old Clearland Road

Closing Date

General Property Information:

| | | | | | | |
|----------------------------------|---------------------------------------|---------------------------------|----------------------------|------------------|--------------|-------------|
| Prop Knwn As/Bdy of Water | | Elementary School | Bayview Community School | ROOM TYPE | LEVEL | ROOM |
| Water Frontage Meas | | Middle/Jr School | | Living Room | Main Floor | 23.5 x 11.5 |
| Water Frontage Units | | High School | Park View Education Centre | Dining Room | Main Floor | 15 x 10 |
| Zoning | RES | Fr Imm Elementary School | | Kitchen | Main Floor | 10 x 12.5 |
| Inclusions | 2 Fridges, w/d, stove Pellet stove | Fr Imm Middle/Jr School | | Foyer | Main Floor | 5 x 5 |
| Exclusions | | Fr Imm High School | | Bedroom | Main Floor | 10 x 15 |
| Association Fees | | Other | | Bath 1 | Main Floor | 3 Piece |
| Condo Corp # | | Garage Details | None | Mud Room | Main Floor | 5 x 6 |
| Monthly Condo Fee | | Parking Details | 2 spaces, off-street | Bedroom | 2nd Level | 11.5 x 10 |
| Condo Fee Includes | | Rental Income | Yes | Bath 2 | 2nd Level | 4 Piece |
| | | Mini/Mobile CSA/ABS# | | Master Bedroom | 2nd Level | 19.5 x 15 |
| | | Mini/Mobile Serial # | | OTHER | 2nd Level | 15 x 8.5 |
| | | Mobile/Leased Land Fees | | OTHER | 2nd Level | 12 x 11.5 |
| | | | | Workshop | Basement | 14.5 x 18.5 |
| | | | | STORE | Basement | 22 x 26 |

Property Overview

The Little Farmhouse That Could.....do it! In fact, this little farmhouse has been doing it for a long time. Since about 1880 the Little Farmhouse has been ever-transforming, following the personalities and imagination of generation after generation of occupants. What hasn't changed is its bucolic setting on the hilltop overlooking the treetops of the verdant valley below. In more recent times (2002) this little farmhouse got much bigger, and definitely bolder. It also got taller and brighter, with perpendicular glass starting at floor levels and skylights beaming down into every nook and cranny. Even the nooks and crannies have receded as wall partitions have disappeared and spaces opened up into eccentric venues for work or relaxation. Of bedrooms there are three, including one very spacious bedroom on the first floor that is one step away from being transformed into ensuite. Upstairs (speaking of "eccentric", look at the stair-well) there is an expansive cathedral-ceilinged master bedroom-cum-studio with panoramic views over the valley. Bathrooms up and down, built-in storage cabinets are at every turn. The basement is huge, dry and bright, with access to the garden. As for the garden...well, let's just say wild & thrilling. I don't know why anyone would ever want to leave, but if the urge to people-watch strikes, downtown Mahone Bay is just a couple minutes away from the Little Farmhouse that could...DO IT for you, that is.

Property Features

| | | | |
|-----------------------------|----------------------------------------------------|----------------------------|---------------------------------------------------|
| BUILDING STYLE | 2 Storey | GARAGE | None |
| PROPERTY SIZE | Under 0.5 Acres | DRIVEWAY/PARKING | Gravel |
| BASEMENT | Full, Partially Developed, Walkout | STRUCTURES | Shed |
| FOUNDATION | Concrete, Stone | APPLIANCES INCLUDED | Range, Dryer, Washer, Refrigerator |
| EXTERIOR FINISH | Wood Shingles | RENTAL EQUIPMENT | Propane Tank |
| ROOF | Asphalt Shingle | LAND FEATURES | Landscaped, Sloping/Terraced |
| FLOORING | Ceramic, Softwood, Vinyl | COMMUNITY FEATURES | Golf Course, Park, Playground, School Bus Service |
| HEATING/COOLING TYPE | Baseboard, Forced Air, Furnace | | |
| FUEL TYPE | Electric, Propane | | |
| WATER SOURCE | Drilled Well | | |
| SEWAGE DISPOSAL | Septic | | |
| UTILITIES | Cable, Electricity, High Speed Internet, Telephone | | |



ROGER DIAL - Main: 902-277-0593
roger@reddoorrealty.ca
RED DOOR REALTY - 16940

List Office

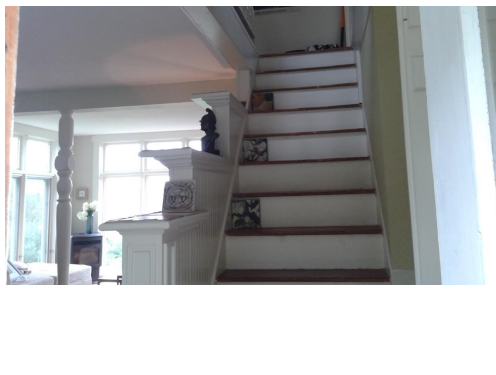
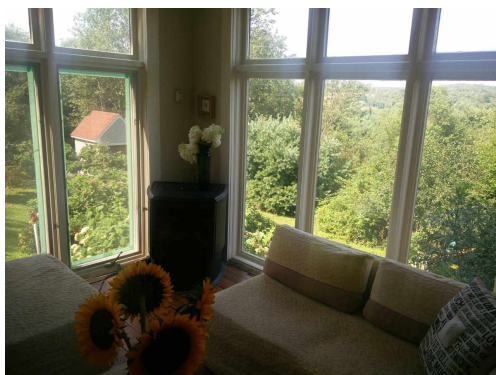
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MLS # 201722013
List Price \$259,000
Status: ACT
Class: RE

Address 60 Old Clearland Road
Community CLEARLAND
Province NS
Postal Code B0J 2E0

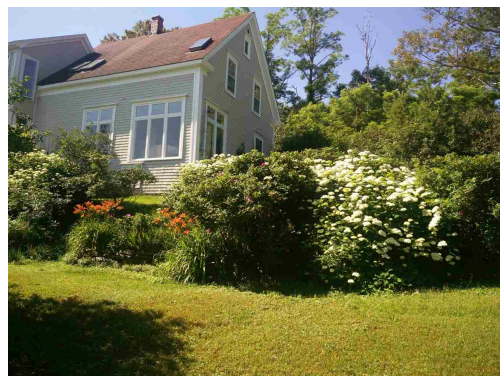
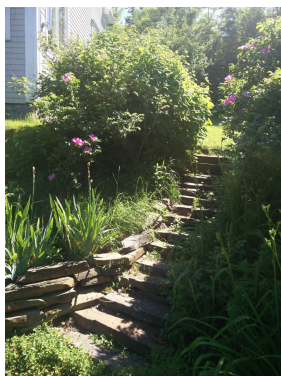
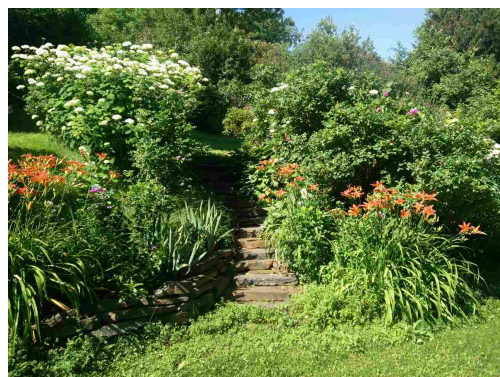
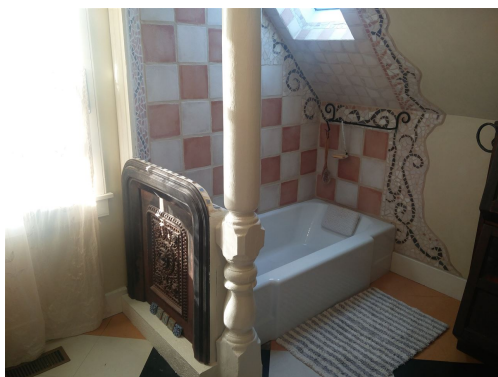
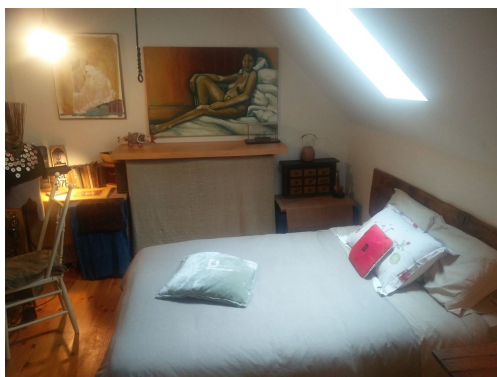
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Data provided by the Nova Scotia Association of REALTORS®.

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