



Price:	\$225,000	MLS® #:	60209905
Status:	Active		
Legal Descr.:	HOBBY FARM		
Address:	3389 CORNWALL RD		
City:	UPPER NEW CORNWALL, LUNENBURG CO., B0J 2E0		
Side of Road:		District:	SS DILUN
Lot Size:	28.49 ACRES	Sub-Dist:	B4
Shore Frontage:		Zoning:	RURAL
Sq. Footage (MLA):	2,016	Sec. School:	PARK VIEW EDU CENTRE
Total Fin SqFt.(TLA):	2,016	Elem Schl:	BAYVIEW / WALDORF
Building Dimensions:	29.2 X 25.10 + 15.7 X 20.2		
Possession:	NEGOTIABLE		

Overview	Love horses?...Then you'll LOVE Loch Hill Farm with its charming farmhouse, beautiful barn, 28 acres - nearly half of which is pasture, and stunning panoramic views of rolling hills and unspoiled Lunenburg County countryside. One of the very best old barns in the area, extensively restored in 2004, with three bays, new wiring & its own well, ample loft storage and a 3 box stall stable at one end. A nicely proportioned square parcel, the property is very private and the homestead, in its elevated position, can barely be seen from the Cornwall Rd. The house is country friendly with its wood floors, big open living room with exposed beams, cozy dining room with efficient Kachelofen masonry heater, and kitchen wing with access to a pergola shaded patio. Wood shed at the back, plenty of parking, sand riding ring, and wood lot acreage. House has lots of character but does require some TLC. 10 minutes from Exit-11 and Highway #103, just 12 minutes into Mahone Bay, and an hour from Halifax.
Directions	From Exit 11 off Hwy-103, head inland towards New Cornwall. Continue 16 km along the Cornwall Rd (Route #324) to civic #3389 on left. Realty sign posted.

Type:	Single Family	Heating:	Electric, Oil, Wood, Forced Air	Exterior:	Shingles, Wood
Style:	Cape Cod, Detached	Garage Type:	Wired, Other	Driveway:	Gravel
Title to Land:	Freehold	Water:	Drilled Well, Dug Well	Foundation:	Undeveloped, Partial, Stone, Walkout
Property Size:	10.0 - 49.99 Acres	Sewer:	Septic	Features:	Deck/Patio, See Remarks
Land Features:		Services:	Electricity, Telephone, Cable, High Speed Internet	Roof:	Asphalt Shingle
Access/View:		Rental Equipm.:	None	Flooring:	Carpet, Cushion/Lino, Hardwood, Ceramic/Porcelain, Softwood

Inclusions	
Exclusions	

Bedrooms:	3	Sign:	Yes	HST:	NO	Garage:	No	Gar.Details:	LARGE POST-&-BEAM BARN (65' X 30')
Bathrooms:	2 \ 1	Lockbox:	Yes	PCDS:	Yes				
Rental Income:	NO	Road:	Public	Matrim.:					
Building Age:	1835	CSA #:	0	Serial #:	0	Water Access:	No	Water:	
		Migrated:	Yes						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	22.5 X 11.8	2ND FLOOR	BEDROOM	13 X 9.8
MAIN FLOOR	DINING ROOM	15.3 X 9.5	2ND FLOOR	BEDROOM	11.8 X 9.9
MAIN FLOOR	KITCHEN	14.3 X 9.9	2ND FLOOR	BEDROOM	9.10 X 8.8
MAIN FLOOR	FOYER	10.10 X 5.11	2ND FLOOR	BATH (# pieces 1-6)	11.4 X 8.11 (4-PC)
MAIN FLOOR	DEN/OFFICE	13 X 9.10	2ND FLOOR	DEN/OFFICE	14.6 X 9.3
MAIN FLOOR	OTHER	14.2 X 9.8 (MUDROOM)	2ND FLOOR	BATH (# pieces 1-6)	14.5 X 10 (3-PC)
MAIN FLOOR	BATH (# pieces 1-6)	5 X 3.9 (2-PC)	2ND FLOOR	OTHER	18.3 X 5.11 (HALL)

Listing Office:	COASTAL WINDS REALTY LTD. - 14238	:	
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Compliments of: **CYNTHIA DIAL: 902-298-0332**
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