



Sable River

homesteader's delight

Wild roses, lilacs and stately locust trees frame this rock-solid, well loved 200 year old homestead. Despite major upgrades since 2002 (windows, wiring, insulation and more), the warmth & character of the old farmhouse endure. Features include spacious country kitchen, main floor bedroom and bath, original bannister, plank floors upstairs and a screened verandah. There's a big old barn just begging for animals, antiques, crafts or workshop and about an acre and a half of land with a few old apple trees, lots of berries and room for both flower & veggie gardens. Just down the road is the trail system with river access. And within half an hour are marvellous parks, beaches, and the amenities of both Liverpool and Shelburne.

\$89,000 #879



Price: \$89,000
 Address: 257 No 3
 Sable River, Shelburne County
 MLS/PID: 80131204
 Land Size: 1.47 acres
 Building Size: 26'5 x 30'6 + 15' x 14'5
 Living Area: 1800 sq ft
 Age: ±200 years
 Style: Cape with an ell
 Exterior: Wood clapboard & shingles
 Basement: Rock & stone
 Driveway: Gravel
 Outbuilding: Yes
 Water: Dug well
 Sewer: Septic
 Heat: Forced air, propane
 Hot Water: Propane
 Electrical Service: 200 amp
 Assessment (2009): \$79,900
 Estimated Taxes: \$1,050

Room Sizes:

Foyer 6'3 x 12'
 Living Room 13'5 x 12'
 Dining Room 17'2 x 13'6
 Kitchen 13'5 x 14'6
 Mudroom 6'9 x 7'6
 Screened Verandah 24' x 4'9
 Main Floor Bedroom 10'3 x 14'8
 Bathroom (3 piece) 10'9 x 13'5
 Upper Foyer 6'3 x 15'
 Bedrooms 10'3 x 13'5
 13'5 x 10'1
 13'5 x 11'9
 Maid's Room with Backstair 13'5 x 15'

Directions: Take exit 23 from Highway 103 (Lockeport exit), ±1km on left.

IMPORTANT: THIS INFORMATION IS BELIEVED TO BE CORRECT BUT SHOULD NOT BE RELIED UPON BY THE PURCHASER WITHOUT PERSONAL VERIFICATION. LAND & SEA REAL ESTATE INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

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**LAND
 & SEA**
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trail just down the road leads to the river

