



Close to Keji
elegance & nature

Surrounded by nature, this is an ideal spot for those who enjoy the outdoors but don't want to spend their days tending to it. From the 22 foot long foyer to the multiple sets of French doors and gleaming herring bone hardwood floors, this sunfilled renovated home resonates warmth and an elegance reminiscent of the 1930's. There's a spacious renovated kitchen with island, main floor bedroom & bath and two second floor bedrooms plus a small office. Overlooking a small lake with lots of wildlife, nature's orchestra of birds, peepers, loons and owls will serenade you from sunrise to sunset.

Minutes from Caledonia enroute to Keji Park.

\$73,000 #932

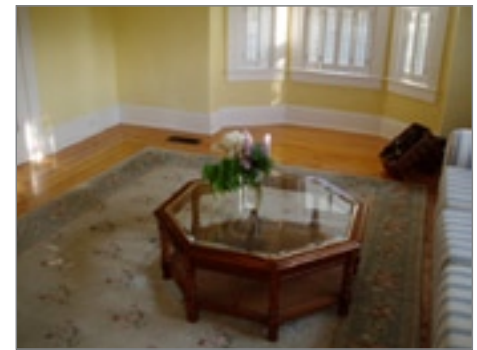


Price: \$73,000
 Address: 11798 No 8
 Kempt, Queens County
 PID/MLS: 70220199
 Land Size: 3/4 acres
 Waterfrontage: Yes, Kempt Lake
 Building Size: 50' x 22'6 + 6' x 22'6
 Living Area: 1810 sq ft
 Age: ±70 years
 Style: 1.5 storey
 Exterior: Shingles
 Basement: Concrete
 Driveway: Gravel
 Water: Drilled well
 Sewer: Septic
 Heat: Forced air, oil
 Hot Water: Electric
 Electrical Service: 100 amp
 Assessment (2009): \$77,800
 Estimated Taxes: \$722

Room Sizes:
 Main Foyer 11'4 x 21'3
 Living Room 13'5 x 14' + 7' x 3'
 Dining Room 9'8 x 12'9 + 7' x 3'
 Kitchen 18' x 12'8
 Den 14' x 7'5
 Bedroom 9'9 x 9'
 Bathroom (3 piece) 7'8 x 5'5
 Laundry 7'3 x 10'
 Upper Foyer 11'2 x 10'2
 Front Nook 6'7 x 10'2
 Master Bedroom 12' x 14'8
 Bedroom 14'5 x 9'
 Verandah 49'6 x 7'9

Directions: Midway between Liverpool and Annapolis Royal on Route 8. Situated between Caledonia and Keji Park.

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.



Other: Fridge, stove, dishwasher, washer & dryer, kitchen island and window coverings are included. House painted in 2006; roof reshingled in 2005. List of improvements on file. Retail shop and garage directly opposite are offered separately for \$25,000 (plus HST).



Location: Amenities in nearby Caledonia include grocery store, pharmacy, liquor store, hardware store, post office, elementary & high schools, medical offices, a museum, aquatic center, fire station and the Queens County Fair!

Presented by:

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