



Kempt

rural elegance plus studio or shop

Surrounded by nature, this is the property for those who admire the outdoors but don't want to spend their entire day tending 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. Overlooking a small lake with lots of wildlife, nature's orchestra of birds, peepers, loons and owls will serenade you from sunrise to sunset. And for the artist or entrepreneur, walk to work! The spacious shop or studio is right across the street with an attractive storefront to display your wares plus a garage and ample parking.

Minutes from Caledonia enroute to Keji Park.

\$85,400 #933



Price: \$85,400
 Address: 11798 & 11799 No 8
 Kempt, Queens County
 PID/MLS: 70220199 & 70158308
 Land Size: ±2 acres
 Waterfrontage: Yes, Kempt Lake
 House Size: 50' x 22'6 + 6' x 22'6
 Living Area: 1810 sq ft
 Age: ±70 years
 Style: 1.5 storey
 Exterior: Shingles & siding
 Basement: Concrete
 Driveway: Gravel
 Outbuildings: Retail Shop & Garage
 Water: Drilled well
 Sewer: Septic
 Heat: Forced air, oil
 Hot Water: Electric
 Electrical Service: 2-100 amp
 Assessment (2009): \$89,000
 Estimated Taxes: \$945

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.



Retail Shop 40' x 22' (880 sq ft):
 Front Gallery 23' x 21'5
 Back Gallery 16'7 x 15'
 Storage & Utility 16'7 x 6'7



Other: Fridge, stove, dishwasher, washer & dryer, kitchen island and window coverings as well as counters & shelving in shop are included. House painted in 2006; roof resingled in 2005. The shop, built in 1947, has concrete foundation with outside entrance, shingled exterior and 100 amp electrical. Detached garage is 30'x12'. List of improvements on file.

Presented by:

Sheila Sinnott
 Broker, B.Sc., M.B.A.

Tel: 624.1991 or
 1.888.624.1991

Cell: (902)541.0060
 Fax: (902)624.0205
 Email: sinnott@1novascotia.com
 575 Main Street, P.O. Box 236,
 Mahone Bay, Nova Scotia, B0J 2E0

LAND & SEA
 REAL ESTATE SERVICES INC.

www.1novascotia.com