

**LAND
& SEA**
Real Estate Services Inc.



Charleston

890 medway river

South facing & energy efficient, this cedar shingled Cape is nicely nestled back in the trees just a stone's throw from the Medway River. Features include infloor radiant heat, zero clearance fireplace, durable porcelain and hardwood floors, granite countertops in the kitchen, spacious master, main floor laundry and attached garage. Outside there's a variety of fruit trees, a duck pond and a storage building to hold your kayaks and fishing gear. A terrific location for those who love nature and the outdoors (with some of the best fishing holes around).

An all around great community within 20 minutes of Bridgewater & Liverpool with easy access to Hwy 103.

\$296,000 #951



Price: \$296,000
 Address: 890 Medway River Road
 Charleston, Nova Scotia
 MLS/PID: 70107545
 Land Size: 1.5 acres
 Building Size: 26'6 x 46'
 Living Area: 1600 sq ft
 Age: 1 year
 Style: Cape Cod
 Exterior: Cedar Shingles
 Foundation: Insulated slab
 Garage: Attached, 13'8 x 25'6
 Driveway: Gravel
 Outbuilding: Yes
 Water: Drilled well (245 feet)
 Sewer: Septic
 Heat: Infloor radiant & baseboard;
 electric boiler 100% efficiency rating.
 Hot Water: Electric
 Electrical Service: 200 amp
 Fireplace: Yes, zero clearance

Room Sizes:
 Living Room 15' x 14'6
 Dining Room 12'7 x 14'2
 Kitchen 11'4 x 12'7
 Den or Office 14'10 x 8'8
 Bath (2 piece) 6' x 4'7
 Laundry 4'4 x 8'9
 Master Bedroom 12'4 x 17'6
 Walk-in Closet 4'10 x 10'
 Bedrooms 15' x 13'7
 8' x 9'9
 Bathroom (4 piece) 10'10 x 4'10

Other: Included in sale are 3500 watt Honda generator, stove, fridge, dishwasher, washer & dryer. Finishing touches (inside & out) plus landscaping will be completed prior to closing. Outbuilding is 14'x16' with frostwall foundation; exterior and roof will match house. Pond is 20'x30'. Tree plantings include black walnuts, nectarine, peach and cherry.



Mill Village/Charleston is a quaint picturesque community clustered along the banks of the Medway River and defined by two single lane bridges. Amenities include the Riverbank General Store, elementary school, post office and two fire departments (two monthly breakfasts). Great area for biking and walking. Marvellous beaches nearby.

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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