

LISTING DETAIL - RESIDENTIAL



MLS # 201910508
PID # 35179076
Listing Status ACTIVE
Type Single Family
Address 704 Glenelg Church Road
Address 2
Community Aspen
Province NS
Postal Code B0H 1H0
Region Highland Region
Listing Price \$475,000



GENERAL

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|----------------------------------|-------------|---------------------------------|-------------------------------------|------------------|------------------------|
| Style | Detached | Elementary School | | ROOM TYPE | ROOM DIMENSIONS |
| BUILDING STYLE | Split Entry | Middle/Jr School | | Living Room | 19.5 x 18 |
| Occupancy | Owner | High School | | Dining Room | 20 x 12 |
| Garage | Yes | Fr Imm Elementary School | | Kitchen | 16 x 15 |
| # Above Grade Bedrooms | 2 | Fr Imm Middle/Jr School | | Dining Nook | 16.7 x 13.11 |
| # Below Grade Bedrooms | 1 | Fr Imm High School | | Master Bedroom | 15 x 11.7 |
| Number of Bedrooms | 3 | Waterfront | Yes | Bath 1 | 5 pc |
| Full Baths | 2 | Water Type | | Foyer | 10 x 9 |
| Half Baths | 0 | Water Frontage Units | Feet | Rec Room | 27 x 16.3 |
| Total Baths | 2 | Water Frontage Meas | 2,000.00 | Bedroom | 16.2 x 11.11 |
| Building Dimensions | 48 x 33 | WATER FRONTAGE | River | Den/Office | 14.3 x 8.7 |
| Prop Knwn As/Bdy of Water | | WATER ACCESS/VIEW | Access: River Front, View: River | | |
| Lot Size | 144 acres | | | | |

FEATURES

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| PROPERTY SIZE Over 100 Acres | HEATING/COOLING TYPE Baseboard, Heat Pump | DRIVEWAY/PARKING Dirt |
| BASEMENT Full, Partially Developed, Walkout | -Ductless, Stove | FEATURES Alarm System, Central Vacuum, Satellite Dish, Air Jet Tub, Wood Stove(s) |
| FOUNDATION Concrete | FUEL TYPE Electric, Wood | APPLIANCES INCLUDED Stove, Dishwasher, Dryer, Washer, Refrigerator |
| EXTERIOR FINISH Wood Siding | WATER SOURCE Dug, Well | RENTAL EQUIPMENT None |
| ROOF Asphalt Shingle | SEWAGE DISPOSAL Septic | LAND FEATURES Partially Cleared, Hardwood Bush, Rolling, Sloping/Terraced, Wooded/Treed, Year Round Road |
| FLOORING Carpet, Concrete, Hardwood, Vinyl | GARAGE Detached, Wired | |
| | UTILITIES Cable, Electricity, High Speed Internet, Telephone | |

PROPERTY OVERVIEW

This special property offers 144 acres of land, a specious beautiful house and significant water front on the St. Mary's River. You can enjoy fishing, swimming, kayaking or tubing steps from your house, or watch the wildlife from your large deck. Part of the land is wooded and currently under Forest Management, but there are several open fields where horses or other animals can be kept if you want to hobby farming and or aim for a self-sufficient lifestyle. You will also find old orchards surrounding the open fields. The house is well maintained and awaits its new owners. You will find a large spacious, well laid out kitchen open to the dining area with an efficient Vermont style wood burning stove and unobstructed view to the river. Just around the corner you will find the living room with large windows framing ones



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