

East Hants/Colchester West

# 1207 Highway 14 Road

\$299,000



**Anne Pryde**

Domus Listing Agent

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## Description

Two good sized lots totalling 10 acres leading to a small river that runs along the back of the property. Once a productive farm, the rich soil continues to support apple and pear trees, raspberries, quince, choke cherries and flowering shrubs. This property is perfect for aspiring homesteaders. There is a naturally occurring pine grove, and a variety of hardwoods in another section. The farm house underwent extensive renovations in the early 1990's and the plumbing and 200 amp electrical were brought up to standard at that time. Most of the exterior has been re-sided with cedar shakes leaving sections for you to customize as you like. The 2 lots are

already subdivided and have their own PID's. There is potential for further division. The furnace was replaced in 2017. Oil tank 2019.

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## Specifications

MLS <sup>®</sup> Number	202408318
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	2/0
Main Living Area	1,381 sq. ft.
Total Living Area	1,381 sq. ft.
Flooring	Carpet,Hardwood,Laminate,Softwood,Other
Heating	Forced Air,Furnace
Fuel Type	Oil,Wood
Water Source	Dug
Sewage Disposal	Septic

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## Room Sizes

### Main Floor

Kitchen	11'7"x12'11"
Dining Room	11'9"x11'9"
Living Room	19x17'9"
Bath 1	4 pcs

### 2nd Level

Bedroom	12x7+8x7'9"
Bedroom	12'7"x7'6"
Bedroom	13'x17'6"
Bath 2	3 pcs

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## Income Information

Rental Income                      Potential

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## Location



# Photos





