

\$325,000 - 1177 Highway 1, Mount Denson

MLS® #202225290

\$325,000

4 Bedroom, 1.00 Bathroom, 1,810 sqft

Farm on 9.00 Acres

V1, Mount Denson, NS

Sitting on 9+ acres, this quirky yet charming farmhouse is ready for the next homesteader! This acreage is ideal for livestock and growing your own fruit & veggies. Array of nut trees, black & red currants, raspberries, gooseberries, etc are found throughout this amazing property. Offering 3 fenced paddocks, 3 sheds (2 with hydro). A barn with 3 to 4 box stalls, 1 straight stall, a tack room, hydro & water! There is an existing sand outdoor riding arena that could be refurbished in the front field. This property is conducive to many different types of animal husbandry as well as growing your own vegetables. The feeling the farm gives you as you wander through is of being in an earlier, simpler, century. The home was built in 1830 with an additions in 1872, 1920s & 1969. A passive solar sunroom with metal roof was added in 2006. Cozy living room with wood stove (as is) and breakfast nook; full kitchen with pantry; separate dining room, primary bedroom and office area on the main level. Upstairs there is a 4pc bath and additional 3 bedrooms.



Built in 1829

Essential Information

MLS® #	202225290
Price	\$325,000
Bedrooms	4
Bathrooms	1.00

Full Baths	1
Square Footage	1,810
Acres	9.00
Year Built	1829
Type	Farm
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 15th, 2022

Community Information

Address	1177 Highway 1
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Mount Denson
County	Hants
Province	NS
Postal Code	B0P 1L0

Amenities

Utilities	Cable Connected, Electricity Connected
Parking	Gravel

Interior

Interior Features	High Speed Internet
Heating	Forced Air, Furnace
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Full, Unfinished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres
Roof	Metal
Construction	Concrete
Foundation	Concrete Perimeter, Other, Stone

School Information

Elementary	Falmouth District School
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Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	GR
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Listing Details

Listing Office	ViewPoint Realty
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