

\$1,299,500 - 249 Macintosh Road, Nine Mile River

MLS® #202306343

\$1,299,500

4 Bedroom, 3.00 Bathroom, 2,428 sqft

Residential on 172.00 Acres

105-C, Nine Mile River, NS

Dream Horse Farm Property! 172 acres of rolling hills, amazing views, fields, fenced pastures and over 1 mile of direct river front on the Nine Mile River. The hayfields have produced up to 90 round bales of hay. The converted cow barn currently has 5 stalls but there is plenty of room to add double that. Part of the barn has been converted to dog kennels, making this the perfect property to run a dog breeding or kennel business from. The front of the barn can stay open and be used as a run-in area for your horses. Beside the barn is a 100 x 200 sand riding ring and from this property you can access miles and miles of trails and woods roads. In the summer season, the river is low enough that it can be crossed on horseback. On this property you will find 2 private lakes, teeming with freshwater fish. Have you always wanted to run a lesson program, trail riding business, dude ranch or have a nature get-away destination? The rural zoning on this property allows for multiple uses, including a recreational / cottage or even an RV business. Or you can recoup your investment and subdivide some of the acreage to sell. And we haven't even touched on the house yet! The recently remodeled executive 2 story home boasts 4 bedrooms, 3 full bathrooms and huge country kitchen with maple hardwood floors that opens to a sunroom and back deck. The main level bedroom (currently being used as an office) also has an ensuite full bathroom making it ideal for in-laws or



guests. The full height concrete walk-out basement could be finished to make a huge rec room, mancave, workshop etc. The walk-out is double-doors, allowing for 4 wheelers, lawn tractors and equipment to be stored there. Or it could be converted to an underground garage! The location is ideal – just 45 minutes to Halifax, 20 minutes to the airport, 35 minutes to Truro, close to grocery store, drug store, feed store etc.

Built in 1980

Essential Information

MLS® #	202306343
Price	\$1,299,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,428
Acres	172.00
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 22nd, 2023

Community Information

Address	249 Macintosh Road
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-C
City	Nine Mile River
County	Hants
Province	NS
Postal Code	B2S 2Y3

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	No Garage, Double, Gravel
Is Waterfront	Yes
Waterfront	Lake, River Front, Lake Privileges, River Access, Stream/Pond

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Forced Air, Furnace, Heat Pump
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	Over 100 Acres, Cleared, Landscaped, Rolling Slope
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Maple Ridge Elementary School
Middle	Riverside Education Centre
High	Hants East Rural High School

Additional Information

Zoning	WG/RU/AR
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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