

\$1,350,000 - 1096/1112 Falmouth Dyke Road, Upper Falmouth

MLS® #202311822

\$1,350,000

4 Bedroom, 3.00 Bathroom, 2,184 sqft
Farm on 44.72 Acres

V1, Upper Falmouth, NS

Johnston Vineyards is a 44 acre producing vineyard, with approx. 29 acres planted with a variety of North American cold hardy hybrids, as well as northern European varietals. Across 3 PID's, this south facing/gently sloping land offers beautiful sun exposure and spectacular views. Drainage tile, steel trellising, and reclaimed/renovated community hall converted into the vineyard workshop, which has separate 200 Amp power, security, and water reclamation from the roof into large storage tanks at the back of the building. Turnkey operation, farm/vineyard equipment included in the purchase price (full list available approx. \$250,000 value). Also available upon request (serious inquiries only please) - site map with varietal blocks, soil test report, tissue & soil sample analysis, and fertilizer program. This impressive property also features a recently renovated 2184 sq.ft. 4 bedroom, 3 full bathroom modern farmhouse, with completely renovated lower level inclusive of separate living quarters with separate entrance full kitchen, living room, 2 bedrooms and 1 bathroom. Alternatively, the vineyard may be purchased separately without the home.



Essential Information

MLS® #	202311822
Price	\$1,350,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,184
Acres	44.72
Type	Farm
Sub-Type	Farm (Other)
Style	Other
Status	Closed
Date Sold	August 1st, 2024

Community Information

Address	1096/1112 Falmouth Dyke Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Upper Falmouth
County	Hants
Province	NS
Postal Code	B0P 1L0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Other, Dirt, Gravel, Driveway
# of Garages	2
View	River
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	None
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Full

Exterior

Lot Description	Cleared, Rolling Slope, Sloping/Terraced, Tiled, 10 to 49.99 Acres
Roof	Metal

Construction	Vinyl Siding, Wood Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	Prime Agricultural
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Listing Details

Listing Office	Mackay Real Estate Ltd.
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