

\$449,000 - 477 Veinot Road, New Canada

MLS® #202312277

\$449,000

3 Bedroom, 1.00 Bathroom, 1,365 sqft

Residential on 98.03 Acres

C3, New Canada, NS

If there is one thing, we know for sure, properties like this rarely hit the market. It's common for Lunenburg County families to have these in the family for generations, and they are full of rich family history. But today is your lucky day! Stunning hilltop location with complete privacy. A lovely tree-draped driveway leads to a grand opening as you view the majestic 150 year old barn, farmhouse and 2nd building on the property. Once here, you can't hear a sound but the spring peepers and the enjoyment of the night stars. The home has been well cared for and updated with new siding, roof, windows, doors, bathroom & heat pump additions. However several period details remain; including the summer kitchen, faux fireplace, mudroom and original wallpaper, you can almost smell Grandma's cooking. The 27.5 x 43 barn with 400bail + hay loft, beams built with wooden pegs, and ready for stalls is equally impressive. With its metal roof and gorgeous red metal siding this will be more than adequate for any livestock you intend to house. With approx. 10 acres of pristine pasture, spring fed pond and shade for horses to graze, and another 88.03 acres of woodland with a waterfall and trails the sky is the limit for how you intend to use the land. Do you require a workshop? Or a home office? The additional 30.6 x 19 building on the property will certainly offer the ability to do both! New Canada is a pure pleasure for those seeking rural living; however only a mere 15 mins to all amenities of Bridgewater. Take



advantage of the opportunity to own this rare offering.

Essential Information

MLS® #	202312277
Price	\$449,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,365
Acres	98.03
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 5th, 2024

Community Information

Address	477 Veinot Road
Area	South Shore
District	405-Lunenburg County
Sub-District	C3
City	New Canada
County	Lunenburg
Province	NS
Postal Code	B4V 4W3

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Single, Heated Garage, Wired, Gravel, Parking Spaces(s)
# of Garages	1

Interior

Interior Features	High Speed Internet
Heating	Furnace, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove

# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Partial, Unfinished, Walk-Out Access

Exterior

Lot Description	50 to 100 Acres, Partially Cleared, Partial Landscaped, Rolling Slope, Sloping/Terraced, Softwood Bush, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Slab, Stone

Additional Information

Zoning	Residential
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Listing Details

Listing Office	EXIT Realty Inter Lake
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