

\$289,000 - 319 Cassidy Road, East Margaretsville

MLS® #202312803

\$289,000

4 Bedroom, 1.00 Bathroom, 1,500 sqft

Residential on 39.00 Acres

V3, East Margaretsville, NS

Estate Sale 39 acres (being sold as is, condition: no PDC) The personal representative has never lived on the property. Offering turn-key everything stays from tools, dishes, pots and pans, to furnishings as you see them. Approximately 170 years old, the house and outbuildings are set in 19 acres of woodland with 10 acres of fenced pasture land, a drilled well, a septic tank, and a somewhat overgrown garden plot and herb garden. The outbuildings include the following: a 4-stall barn with hay loft, equipped with power and water; a workshop with a small garage/storage area and a loft used as woodworking area; a chicken coop; a woodshed; and a greenhouse. A stream runs along the back of the property and a brook called Connors Brook on the east corner. New roofing on the southwest side of the house. Many upgrades, some completed and some partially completed, give this home a unique layout: the entrance mudroom/ wood storage area, open concept eat-in kitchen, high-end wood burning cook stove, dining area with a greenhouse attached on the east side, living room with wood stove, main level 4-piece bathroom with shower and bidet, as well as a few smaller rooms. Two staircases lead up to the 2 plus, 1 bedroom. An electrical panel breaker and a switch-over panel for the generator are located on the main floor. Starlink internet and a cell phone repeater is installed. Make this property your Fall project before Winter arrives and live your dream of



owning a rural acreage only 15 minutes to the closest town and all services.

Essential Information

MLS® #	202312803
Price	\$289,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,500
Acres	39.00
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 1st, 2023

Community Information

Address	319 Cassidy Road
Area	Annapolis Valley
District	Kings County
Sub-District	V3
City	East Margaretsville
County	Kings
Province	NS
Postal Code	B0P 1R0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	Detached, Wired, Gravel

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half

Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	10 to 49.99 Acres
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter, Stone

Additional Information

Zoning	GENERAL
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Listing Details

Listing Office	ViewPoint Realty Services Inc.(Greenwood)
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