

# \$232,500 - 12385 Highway 1, Brickton

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MLS® #202323804

**\$232,500**

3 Bedroom, Bathroom, 1,554 sqft

Residential on 101.50 Acres

V3, Brickton, NS

Let the adventure begin! This 2 parcel, 100+ acre gem has all youâ€™ve been looking for. The first parcel backs onto the Annapolis County Rail Trail and boasts a structurally sound century home with loads of original character such as wood floors, wood trim, stair case, and a stained glass window overlooking the entry porch. The barn/workshop and chicken coop are rustic with original posts and past charm giving a nostalgic feel as you enter the circular driveway. There is a brook that runs through both parcels of land. The second parcel is wooded acreage located behind the trail system. The house has 3 upper bedrooms, a landing, and an attic space accessed through one of the bedrooms or by a second staircase from the existing kitchen. Inspiration is key for the interested buyer, not only for the land with hardwood, softwood, trails, the brook, and the potential of a hobby farm with a portion of the land that had previously been cleared as pasture; but also love and attention for the renovation of the home itself. There is no designated bathroom but options for placement of one along with redesigning the floorplan to give you an updated kitchen/dining area (with separate existing pantry), and potentially an extra bedroom on the main level. The home offers a newer furnace, most windows, wood cook stove with Stainless Steel liner, and the basement walkout addition. There is a dug well and septic on the property but the location and condition are unknown to the seller. Home is



only a short drive from Kingston, Greenwood, Middleton; all great locations for shopping, campgrounds, churches, parks, restaurants, farm markets, CFB Greenwood, recreation and entertainment, as well as Soldiers Memorial Hospital.

Built in 1923

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202323804               |
| Price          | \$232,500               |
| Bedrooms       | 3                       |
| Square Footage | 1,554                   |
| Acres          | 101.50                  |
| Year Built     | 1923                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | February 24th, 2025     |

**Community Information**

|              |                  |
|--------------|------------------|
| Address      | 12385 Highway 1  |
| Area         | Annapolis Valley |
| District     | Annapolis County |
| Sub-District | V3               |
| City         | Brickton         |
| County       | Annapolis        |
| Province     | NS               |
| Postal Code  | B0S 1M0          |

**Amenities**

|                |   |
|----------------|---|
| Utilities      | Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1   |
| Parking        | No Garage, Circular Driveway, Gravel, Single            |
| View           | Other   |
| Waterfront     | Stream/Pond   |

**Interior**

|              |                                   |
|--------------|-----------------------------------|
| Appliances   | Freezer, Refrigerator             |
| Heating      | Forced Air, Furnace               |
| Fireplace    | Yes                               |
| Fireplaces   | Wood Burning Stove                |
| # of Stories | 2                                 |
| Stories      | 2 Storey                          |
| Has Basement | Yes                               |
| Basement     | Full, Unfinished, Walk-Out Access |

## Exterior

|                 |   |
|-----------------|---|
| Lot Description | Over 100 Acres, Partially Cleared, Hardwood Bush, Softwood Bush, Wooded |
| Roof            | Asphalt   |
| Construction    | Vinyl Siding, Wood Siding   |
| Foundation      | Concrete Perimeter, Stone   |

## School Information

|            |                                  |
|------------|----------------------------------|
| Elementary | Lawrencetown Consolidated School |
| High       | Middleton Regional High School   |

## Additional Information

|        |    |
|--------|----|
| Zoning | GD |
|--------|----|

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Engel & Volkers (Wolfville) |
|----------------|-----------------------------|

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Listing information last updated on October 15th, 2025 at 10:02am ADT