

# \$119,000 - Acreage Arlington Road, Arlington East

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MLS® #202400329

**\$119,000**

Bedroom, Bathroom,  
Land on 36.75 Acres

V3, Arlington East, NS

Beautiful agricultural land with views of the Bay of Fundy! This 36.75 acre property has an approved driveway and is just awaiting a civic number. The location is ideal - on a low traffic, paved road with power poles and high speed internet out front. There are approximately 7 cleared acres that were previously used as a high production hayfield and the rest of the property is lightly wooded. Previous land owners have stated that it has been organically farmed (no pesticides, herbicides, toxic chemical used) for over 50 years. The fresh waters of Staratt Brook run along the eastern side. The property rises gently from the road, providing great views of the Bay of Fundy from about halfway up the field - this would be a great spot for your new home! The General Development zoning allows for a variety of uses - from residential, to homesteading, farming or a commercial enterprise. This is a great central location in the heart of the Annapolis Valley - 15 minutes from Bridgetown or Middleton and 30 minutes from the historic town of Annapolis Royal where you will find farmers markets, live theatre and many tourist attractions. PLUS - you are just 5kms from one of the nicest public parks on the Bay of Fundy - Cottage Cove Provincial Park - where you can beachcomb for miles in both directions when the tide is out. The Bay of Fundy is known worldwide as having the highest tides in the world - a very special place indeed!



**Essential Information**

MLS® #	202400329
Price	\$119,000
Acres	36.75
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	June 18th, 2024

**Community Information**

Address	Acreage Arlington Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Arlington East
County	Annapolis
Province	NS
Postal Code	B0S 1R0

**Amenities**

Utilities	None
Parking	Dirt
View	Ocean, Bay
Waterfront	Stream/Pond

**Exterior**

Lot Description	Partially Cleared, Level, Softwood Bush, 10 to 49.99 Acres
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**School Information**

Elementary	Bridgetown Regional Elementary School
Middle	Bridgetown Regional High School
High	Bridgetown Regional High School

**Additional Information**

Zoning	GD
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**Listing Details**

Listing Office	Viewpoint Realty Services Inc.
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