

\$129,900 - 450 Sweetland Road, Farmville

MLS® #202408937

\$129,900

Bedroom, Bathroom, 1,461 sqft

Residential on 1.03 Acres

B4, Farmville, NS

This promising renovation project offers a canvas for your dreams to flourish. With its interior stripped back to the studs, this property eagerly awaits your creative touch to transform it into a cozy rural retreat. This acre property has maintained lawns flanking the charming house and barn, presenting an ideal setting for a quaint hobby farm or flourishing gardens. Step inside to discover a main floor adorned with potential, featuring a convenient one-story addition housing a mudroom, laundry hookups, and a back concrete deck for outdoor access. The main dwelling, with its one-and-a-half-story layout, invites you to envision the perfect arrangement. Whether you envision a spacious eat-in kitchen, a separate dining area, or perhaps a main floor bedroom, half or full bathroom, possibilities abound. Ascend to the second floor, configurable to accommodate four bedrooms or three bedrooms with the addition of a second bathroom, this level offers flexibility to suit your needs. Beneath it all, the basement, predominantly unfinished concrete has a small dirt section and convenient walkout. Equipped with steel jackposts installed since the fall of 2023 and a new reliable sump pump with backflow preventer and new drain system for it installed in April 2024. Noteworthy upgrades from a previous owner include: recent roof reshingling, an updated electrical breaker panel, a 2008 fiberglass oil tank, new septic tank covers and hatch to the basement. Three dug wells, remnants of the property's



agricultural past, enhance its allure.
Conveniently located mere minutes from Highway 103 access and a short drive to the charming towns of Mahone Bay, Bridgewater, and Lunenburg, this property offers both tranquility and accessibility. Embrace the opportunity to craft your idyllic rural haven.

Essential Information

MLS® #	202408937
Price	\$129,900
Square Footage	1,461
Acres	1.03
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 28th, 2024

Community Information

Address	450 Sweetland Road
Area	South Shore
District	405-Lunenburg County
Sub-District	B4
City	Farmville
County	Lunenburg
Province	NS
Postal Code	B0J 1E0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Gravel, Single

Interior

Interior Features	High Speed Internet
Appliances	None
Heating	Forced Air, Furnace
# of Stories	1

Stories	One and One Half
Has Basement	Yes
Basement	Full, Partial, Unfinished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Level, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter, Other

School Information

Elementary	Bayview Community School
Middle	Bayview Community School
High	Park View Education Centre

Additional Information

Zoning	None
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Listing Details

Listing Office	RE/MAX Banner Real Estate (Bridgewater)
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