

\$385,000 - 124 203 Highway, Carleton

MLS® #202410593

\$385,000

3 Bedroom, 2.00 Bathroom, 2,045 sqft

Residential on 12.60 Acres

Carleton, Carleton, NS

Hobby Farm / Horse Property Potential! This modernized farmhouse and barn sits on 12.6 acres of riverfront land near the village of Carleton. With 6 acres of cleared fields, this property has plenty of space to keep livestock. There is 460ft of south-facing river frontage with the potential to develop these into lots if desired. The house was gutted with all new electrical and plumbing. R-20 insulation was added to the walls and there is R52 insulation in the ceiling. Many original features of the home were kept and you will find ornate moldings, solid wooden doors and the entry / staircase area have been retained. The original wood floors have been refinished and are present throughout much of the home. You will enter the back mudroom with lots of storage. There is a very practical kitchen with solid pine cabinets and tile flooring and everything is in nice shape. The large living room is very spacious and features a wood stove. This space is large enough to also use as a dining room in addition to living space. The bathroom features a jet tub and a stand-up shower. Heading upstairs you pass through the restored entry with the original entry doors with a small porch beyond with an insulated entry door. you will find a 3-bedroom layout with a large primary bedroom with a 2-piece ensuite bath and a large walk-in closet / storage room beyond. There are two more bedrooms, one with 2-piece ensuite bath and a smaller bedroom with closet. Outside you will find a large barn with lots of storage space.



There is a heated room that could also serve as a workshop. There are animal stalls on the main level with storage loft above. there is usable storage space in the basement and you can walk out into the attached greenhouse which was very productive in the past and is ready to go. Properties like this are becoming a rare find and the fact that the home has been restored and is move-in-ready is rarer still. For those seeking this type of property, you will be impressed.

Built in 1924

Essential Information

MLS® #	202410593
Price	\$385,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	2,045
Acres	12.60
Year Built	1924
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 30th, 2024

Community Information

Address	124 203 Highway
Area	Yarmouth
District	County Hwy 340
Sub-District	Carleton
City	Carleton
County	Yarmouth
Province	NS
Postal Code	B5A 5R2

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Is Waterfront	Yes
Waterfront	River Front

Interior

Interior Features	High Speed Internet
Heating	Hot Water, In Floor, Radiant, Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Unfinished

Exterior

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

Additional Information

Zoning	RES
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Shelburne)
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