

# \$429,900 - 227 Southampton Road, Amherst Point

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MLS® #202413378

**\$429,900**

5 Bedroom, 2.50 Bathroom, 3,102 sqft

Residential on 16.10 Acres

N/A, Amherst Point, NS

Discover this stunning 16-acre farm property! Encompassing 16 acres of fenced pasture, it features a spacious tarp riding arena (96x50) and a barn with five box stalls (32x24). Perched atop a hill, the beautifully refinished farmhouse boasts breathtaking views of the bay. The home includes three bedrooms, two bathrooms, and a two-bedroom apartment at the rear, updated in 2014. As you enter the farmhouse, you'll find a cozy den with bay views. The main floor laundry room, conveniently located just off the den, has an exterior entrance for easy access to wash muddy farm clothes. The main floor also includes a washroom and office space. At the heart of the home is a large kitchen that seamlessly flows into the formal dining room at the front. Upstairs, there are three bedrooms, including a spacious primary bedroom and a full-sized bathroom. The two-bedroom apartment at the rear of the home offers excellent potential as an income property or in-law suite. The property is teeming with possibilities and its picturesque location provides stunning views from every corner. The large fenced pastures feature two ponds, making it an ideal spot to start a hobby farm, offer horse boarding, or rent out the apartment. This is a perfect blend of beauty, functionality, and opportunity.



## Essential Information

MLS® #	202413378
Price	\$429,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,102
Acres	16.10
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 2nd, 2024

### Community Information

Address	227 Southampton Road
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst Point
County	Cumberland
Province	NS
Postal Code	B4H 3Y5

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Double, Gravel

### Interior

Interior Features	High Speed Internet
Heating	Forced Air, Furnace
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2.5 Storey
Has Basement	Yes
Basement	Full

### Exterior

Lot Description	10 to 49.99 Acres, Cleared, Landscaped, Rolling Slope
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

### **Additional Information**

Zoning	residential
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### **Listing Details**

Listing Office	Royal LePage Cumberland Realty Ltd.
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