

\$725,000 - 1124 Long Point Road, Weston

MLS® #202415016

\$725,000

4 Bedroom, 2.00 Bathroom, 1,744 sqft

Farm on 66.80 Acres

V2, Weston, NS

If you've been looking for a beautiful acreage and well-built charming country home in the Annapolis Valley, then look no further. This one of a kind 66-acre property offers endless possibilities and tremendous value. Located only 5 minutes from the town of Berwick this former fruit orchard is perched near the base of the North Mountain offering that much coveted gentle south facing slope. This slope combined with good fertile soil helps create the ideal growing conditions not to mention the stunning valley views in all directions! There are approximately 30 acres of cleared tile drained land with the option to purchase an additional 10 acres bringing the total acreage up to 76 acres. East of the house and red barn you will find a few acres of gorgeous flowers, shrubs and trees, basically providing your own curated park space. This area used to house a former horse-riding ring which could be reinstalled. The land also includes a delightful running brook and approximately 30 acres of forest land to explore. The house was solidly built and even better maintained and upgraded by the current owners during the past 50 years. Features include 2 wood stoves, 2 heat pumps, a new kitchen in 2022, a new upstairs bathroom in 2024, a spring fed water supply which provides great drinking water even when the power is out! Hardwood floors, beautiful woodwork throughout including a custom-built birds-eye maple staircase help give the home that warm country feeling. The historic big red barn has 3



expansive levels and offers endless uses and possibilities. For the golf enthusiasts there is beautiful course within walking distance or just a 2-minute drive away! This property needs to be seen in person to be truly appreciated so donâ€™t delay book your personal viewing today.

Built in 1939

Essential Information

MLS® #	202415016
Price	\$725,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,744
Acres	66.80
Year Built	1939
Type	Farm
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 27th, 2024

Community Information

Address	1124 Long Point Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Weston
County	Kings
Province	NS
Postal Code	B0P 1E0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, 1.5, Wired, Mutual, Parking Spaces(s)
# of Garages	2

Waterfront	Stream/Pond
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Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator, Water Purifier
Heating	Furnace, Ductless, Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	Partially Cleared, Landscaped, Tiled, Wooded, 50 to 100 Acres
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Somerset And District Elementary School
Middle	Central Kings Rural High School
High	Central Kings Rural High School

Additional Information

Zoning	A1
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Listing Details

Listing Office	Exit Realty Town & Country
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