



**Price** \$479,900  
**Status** ACTIVE

**MLS #** 201927202  
**PID #** 20140091 **PID #2**  
**PID #3** **PID #4**

**Address** 2569 Highway 2  
**Community** Economy **NS** BOM 1J0  
**Legal Description**

**Lot Size** 35 acres  
**Waterfront** No  
**Water Frontage Type**  
**Water Access/View** View: Bay  
**Square Footage (MLA)** 2,520 /  
**Total Fin SqFt (TLA)** 3,206  
**Building Dimensions** 42x30  
**Zoning** Rural **Title to Land** Freehold  
**Type** Single Family **Style** Detached  
**Bldg Style** 2 Storey  
**Road** Public

**District** 104-Truro/Bible Hill/Stewiacke  
**Sub-District** N/A  
**Elementary** Great Village Elementary School  
**Middle/Jr**  
**High** Cobequid Educational Centre  
**Fr Imm Elem**  
**Fr Imm Mid**  
**Fr Imm High**  
**Other**

[Virt Tour URL](#)  
**Closing Date**  
**Possession** Upon closing  
**Selling Price**

**Property Overview** Where to begin and not write a novel! 35 Acres of Beautiful property that will suit all families no matter what animals you have. Nobody in the family will be disappointed when you start off your viewing by driving up the beautiful long lane to have this gorgeous home appear with a massive barn. With an apartment over top of the barn leading to an open loft with so much potential rather it be weekend getaways, weddings or birthday parties. The options are endless! When you think it doesn't get any better you'll come to see five ponds as well. All large bedrooms and beautiful finishes on the inside of the home makes everyone happy not to even mention the two car garage attached to the house plus another one car garage on the other side.

**EnerGuide Rating?**  
**EnerGuide Rating (GJ/Year)**  
**Date EnerGuide Obtained**  
**Property Size** 10 to 49.99 Acres  
**Land Features** Cleared, Partially Cleared, Landscaped, Paddock, Fenced,  
**Water** Drilled Well  
**Sewage** Septic  
**Utilities** Electricity, High Speed Internet

**Heat/Cool** Baseboard, Furnace, Heat Pump -Ductl...  
**Fuel Type** Electric, Wood  
**Flooring** Ceramic, Hardwood, Laminate  
**Appliances** Range, Dishwasher, Refrigerator  
**Rental Equip.** None  
**Features** Balcony, Ensuite Bath, Satellite Dish, Air Jet Tub

**Exterior** Vinyl  
**Roof** Asphalt Shingle  
**Foundation** Concrete  
**Basement** Full, Partially Developed  
**Driveway/Pkg** Gravel  
**Garage** Attached, Single, Double, Heated, Wi...  
**Structures** Deck, Barn, Shed  
**Community Features** School Bus Service, Beach

**Inclusions**  
**Exclusions**

Directions to Property <https://goo.gl/maps/3osrMSRofYEEenzM7>

**AG Bedrm** 4 **BG Bd...** 0 **# Bdrm** 4  
**F Baths** 2 **H Baths** 2 **T Baths** 4  
**Master On Main Floor?** No  
**Building Age** 5 **Yr Built** 2014 **Yr Built Unknown**

**Sign** No **HST (PEI)**  
**HST (NSAR)** Exempt from HST  
**Migrated** Yes **PDS** Yes  
**Rental Income** Potential

**Garage** Yes  
**Details** Attached, Single, Double, Heated, Wired  
**Restr/Prot Covenants** No

Floor	Room	Size
Main Floor	Kitchen	14.6X14.11
Main Floor	Living Room	14.2X14.8
Main Floor	Dining Room	13.3X12.5
Main Floor	Laundry	9.11X8.8
Main Floor	Bath 1	2pc
Main Floor	Bath 2	2pc
Main Floor	Family Room	14.5X14.11

Floor	Room	Size
2nd Level	Master Bedroom	14.5X14.7
2nd Level	Ensuite Bath 1	5pc
2nd Level	Bedroom	10.1X14.8
2nd Level	Bath 3	4pc
2nd Level	Bedroom	14.5X11
2nd Level	Bedroom	11.11X15
Basement	Utility	7.4X7.11


Floor	Room	Size
Basement	Storage	5.11X7.11
Basement	Den/Office	13.6X11.11
Basement	Rec Room	18.3X16.6
Basement	Storage	8.11X5.7
Basement	Storage	8.6X15

**Monthly Condo Fee** **Condo Corp #**

**Betterment Charges** **Association Fees** **Mobile/Leased Land Fees**

**Listing Office** Royal LePage Atlantic

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