

\$849,000 - 12812 Shore Road, Moshers Corner

MLS® #202511835

\$849,000

3 Bedroom, 2.00 Bathroom, 2,129 sqft

Single Family on 31.00 Acres

Moshers Corner, Moshers Corner, Nova Scotia

Stunning, Nova Scotia hobby farm on a sheltered acreage minutes from the heart of the Annapolis Valley. 31 pastoral acres offering fenced pasture/paddock, hay, fantastic out buildings, fruit trees, roughly 10 acres of forest with trails, plus a brook at the Western boundary. Private setting, set back from a country road. Set up for horses, small livestock, subsistence farming and much more! Extensive upgrades in recent years have made the property well suited for home based businesses or simply enjoying animals and farming life. The quality and character of this 1869 home shines amid the recent updates. 3 bedrooms, 2 full baths, with the den on the main floor currently used as a 4th bedroom. Open-plan contemporary kitchen/dining room features a generous peninsula, coffee bar, pantry, and charming Elmira wood cook stove. Mudroom and wood shed at the side entry and back utility room with door (& dog door) going directly to the fenced paddock. Two other principal rooms plus full bathroom with laundry on main floor. Upstairs is a large primary bedroom with big closets and views of the Bay, and a luxurious full bath with spa steam shower. Two other bedrooms and an office with Gothic window complete this level. The magnificent barn features a huge workshop, animal stalls, storage attic, upper floor loft designed for entertaining, events or retail (antiques shop or gallery?) Projection TV negotiable. A 2-level roughed in guest quarters



is on the North end. The Bay Of Fundy can be seen from the high points of the property. Second smaller barn converted to a 2 story music or art studio (or guest quarters) with bathroom, wood stove, sound proofing and in floor heat. Brite-Span 60'X40' run-in barn with electricity and water is perfect for horses, tack, equipment & vehicle storage. High enough for second level. Poly tunnel greenhouse and water catchment system also on the property. Please request extensive list of features and improvements. (id:6289)

Built in 1868

Essential Information

Listing #	202511835
Price	\$849,000
Bedrooms	3
Bathrooms	2.00
Square Footage	2,129
Acres	31.00
Year Built	1868
Type	Single Family
Sub-Type	Freehold

Community Information

Address	12812 Shore Road
Subdivision	Moshers Corner
City	Moshers Corner
Province	Nova Scotia
Postal Code	B0S1P0

Amenities

Features	Treed
Parking	Detached Garage, Garage, Gravel
# of Garages	2
View	Ocean view

Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
# of Stories	2

Exterior

Exterior	Wood shingles
Exterior Features	Partially landscaped
Foundation	Stone

Listing Details

Listing Office	Engel & Volkers (Annapolis Royal)
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