

# \$560,000 - 710 Main Street, Lawrencetown

MLS® #202518871

**\$560,000**

3 Bedroom, 2.00 Bathroom, 1,800 sqft

Agriculture on 28.72 Acres

Lawrencetown, Lawrencetown, Nova Scotia

Living the dream in the beautiful Annapolis Valley, Nova Scotia! Offering that relaxed, grassroots lifestyle you crave, this property would be perfectly suited to farming or a home business with flexible mixed-use zoning. Three parcels of land with 29 fertile acres for you to utilize. An impressive 1700 of frontage on the Annapolis River and direct access to the extensive rail trail network certainly adds to the appeal! The classic farmhouse is move in ready with features such as the original trim work and old fashioned cookstove giving the interior warmth and character. Formal dining and living rooms and a full bathroom on each floor. The spacious master is sure to please with plenty of closet space and room for a home office or reading nook. Two secondary bedrooms each with softwood floors and closets round out the upper level. Main floor laundry and a large entry porch are essential for farm life, and the granite countertops in the kitchen adds a touch of class! The newer heat pump and owned solar panels will keep your utilities low. Heading back outside, this is the complete package for hobby or larger scale farming. A fenced pasture, irrigation pond, greenhouse, raised bed planters, and a chicken coop are all ready to go. The two-level barn is a showstopper! With multiple stalls, its own power meter, water, and a full loft above ready for hay storage, the sky's the limit with this solid building! Hop on your ATV, or saddle up your horse, the trail system will provide hours upon hours of outdoor enjoyment. The



valley is a great place to live with plenty of things to do. Wineries, historic towns and landmarks, gorgeous provincial parks and scenery, and shopping, schools, and services are all close by! (id:6289)

Built in 1933

**Essential Information**

|                |             |
|----------------|-------------|
| Listing #      | 202518871   |
| Price          | \$560,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Square Footage | 1,800       |
| Acres          | 28.72       |
| Year Built     | 1933        |
| Type           | Agriculture |
| Sub-Type       | Freehold    |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 710 Main Street |
| Subdivision | Lawrencetown    |
| City        | Lawrencetown    |
| Province    | Nova Scotia     |
| Postal Code | B0S1M0          |

**Amenities**

|               |                              |
|---------------|------------------------------|
| Amenities     | Park, Place of Worship       |
| Utilities     | Electricity, DSL*, Telephone |
| Features      | Treed, Level                 |
| Parking       | Gravel, Parking Space(s)     |
| Is Waterfront | Yes                          |
| Waterfront    | Waterfront on river          |

**Interior**

|              |           |
|--------------|-----------|
| Appliances   | Stove     |
| Cooling      | Heat Pump |
| # of Stories | 2         |

**Exterior**

Exterior

Vinyl

## Listing Details

Listing Office      Royal LePage Atlantic (Greenwood)



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