




Price \$799,900 **Original Price** \$799,900
For Sale
Status Partial Listing **Subject to SOBP?** N
Escape Clause
Conditions

PID # 40085730 **PID #2** 40241960
PID #3 **PID #4**
To be Subdivided? **AAN#** 03143597


Address 6 Meisners Point Road **Community** Ingramport **B3Z 3Z5**
Type Cottage / Rec. Properties **Style** Detached **Bldg Style** Bungalow
Int. Photo Allowed **Audio/Video Recording Devices Present on Property?**
New Construction N **Construction Status** **Year Completed**

Total Lot Size SqFt **Approx Acres** 0.19
Square Footage (MLA) 760
Total Fin SqFt (TLA) 760
Building Dimensions
Road Public
Legal Desc 6 MEISNERS POINT RD INGRAMPORT LAND DWELLING
Restr/Prot Covenants N
Title to Land Freehold
Betterment Charges

District
Sub-District
Zoning MRR-1 **Occupancy** Tenant
Elementary Shatford Memorial Elementary School
Middle/Jr Five Bridges Junior High School
High Bay View High School
Fr Imm Elem
Fr Imm Mid Five Bridges Junior High School
Fr Imm High Bay View High School
Other

List Date 11/29/2021 **DOM**
Acceptance Date **Firm Date**
Closing Date **Possession** subject to
Selling Price

Instructions to Members Taxes 2021 \$1149 NSP paid by tenant

Showing Instructions 24 hours notice for #6 #8 is Vacant Alarm*

Directions to Property

Inclusions
Exclusions
Property Size Under 0.5 Acres
Land Features Landscaped, Level
Structures Deck, Shed
Community Feat. Beach

Heat/Cool Baseboard
Fuel Type Electric
Water Well
Sewage Septic
Utilities Cable, Electricity, High Speed Internet, Telephone
Rental Equip. None
Appliances Incl.

Exterior Vinyl
Garage None
Driveway/Pkg Gravel
Basement Crawl Space
Foundation Piers, Wood
Features Wood Stove(s)
Roof Asphalt Shingle
Flooring Hardwood, Laminate
Docs on File Land Survey

Completely renovated in 1992, this 2 bedroom 1 bath cottage is steps from a sandy beach and is being sold with 8 Meisners Pt Rd (PID 40241960). With 162 feet of prime St Margarets Bay water frontage and a sandy beach step away, these two cottages are your opportunity to get your summer vacation homes before the rush in the spring! Located in Ingramport, 20 minutes from Tantallon and its amenities including grocery stores, Cdn Tire, Rona, restaurants, and more; and 40 minutes to the Halifax, its an easy commute to your summertime home away from home! #8 Meisners boasts 4 bedrooms, 1.5 baths, and direct ocean frontage. #6 is currently rented on a yearly lease (March 2020) at \$750/mo. Dont let this opportunity pass you by! Roof 2008, Windows 1992, HWT 2018, Woodstove & Chimney 2020

AG 2 **BG Bdrm** 0 **# Bdrm**
F Baths 1 **H Baths** 0 **T Baths**
Primary On Main Floor? Yes **Laundry on Main?**
Building Age **Approx Year Built**
Yr Built Unknown **Lot Size**

Sign No **PDS** Yes
Lockbox Yes **Migrated** Yes
Lbox Location front
Association Fees **Rental Income** Yes
HST

Garage No
Details
Waterfront **Water Frontage**
Water Meas/Units /
Water Access/View

Floor	Room	Size	Floor	Room	Size	Floor	Room	Size

CSA/ABS **Serial #** **Make** **Mobile/Leased Land Fees** **Land Status**

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

Plus Den Y/N **Storage** **Storage #'s** **No. of Parking Spaces** **Parking** **Parking Space #'s**

Co-Opg Bkr Comp **Seller Name**

List Office 1 Royal LePage Atlantic - Offc: 902-453-1700 **List Member 1** David Dunn - Main: 902-209-9177
List Office 2 Royal LePage Atlantic - Offc: 902-453-1700 **List Member 2** THE DAVID DUNN GROUP
List Office 3 **List Member 3**
Selling Office **Selling Member**

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.