


109 White Point Road, South Harbour, Nova

Scotiabank



 202128552

File# 109 WHITE

\$349,000.00 CAD

COMPLETED IN 2017 this ONE LEVEL LIVING home is lightly lived in. Entering through your 15x14 mudroom, you are welcomed by an OPEN concept living area featuring your living room & eat-in kitchen with room for dining table and large kitchen island. Patio doors from dining area take you out to the back deck, with private area to BBQ and ENTERTAINING. Down the hall leads you towards a 4pc bath, two nice sized bedrooms and a large primary bedroom. Master bedroom has a walk-in closet with built-in storage plus 3pc ensuite with walk-in shower. Front entrance to home provides storage and entrance to your FULL undeveloped BASEMENT, ready for you to complete as you wish. Tall ceilings and egress windows mean that you're able to develop bedrooms, rec room or workshop and is plumbed in for a future bathroom. Basement is heated with electric in-floor heating. Upper level heated with baseboard & heat pump. This home MUST BE SEEN. You won't be disappointed. Sitting on 1.7 ACRE and accessible to nearby recreation, grocery, convenience and beaches. The community of South Harbour is calling and this is the house you've been waiting for. Call for your viewings today or ask for the virtual tour link to get you started.

Listing Agent

Jenessa Macinnis P: 902-295-7766 E: jenessamacinnis@outlook.com



Directions

Following Cabot Trail, exit on to White Point Road at South Harbour Entrance. Watch for civic 109 on your left.



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Interested parties are encouraged to seek independent verification of facts presented herein.

Property Highlights

Age ±: 5

Dimensions: 48 x 31 + 15 x 14

Style: Bungalow

Bedrooms: 3

Bathrooms: 2

Flooring: Vinyl

Heating: Baseboard, Heat Pump

-Ductless, In Floor / Electric

Water: Dug, Well / Septic

Parking: Circular, Gravel

Garage: None

Rooms

Rec Room: 45x28'8"+8'10"x12' (Lower Level)

Bedroom: 10'3"x10'+CL (Main Floor)

Bedroom: 10'3"x10'+CL (Main Floor)

Ensuite Bath 1: 7'9"x5'7" (Main Floor)

Kitchen: 22'8" x 14'1" (Main Floor)

Living Room: 13'8"x9'5" (Main Floor)

OTHER: Hallway 17'8"x3'6" (Main Floor)

OTHER: 9'8"x5'6" CLOSET (Main Floor)

Porch: 14' x 9'5" (Main Floor)

Primary Bedroom: 14'1"x11' (Main Floor)