


464 HWY 223, Little Narrows, Nova Scotia B0E

1T0



 202014396

File# 2.9 ACRES

\$449,000.00 CAD

WATERFRONT ON BRAS D'OR. This STATELY home has maintained its CHARACTER & WARMTH of original home while being carefully & lovingly modernized and UPGRADED. Enter the side door in to a bright and cozy family room complete with skylights, wood stove & patio doors to a wide and expanse of DECK looking out to the water. Kitchen has QUARTZ counter tops throughout with efficient working pantry. Adjoining is large dining room leading to living room with a welcoming foyer & full length SUNROOM. HARDWOOD & Ceramic Floors + vinyl. This level completes with a full bath and office space. Upstairs are 3 large bedrooms, bath & laundry room with large hall area. Each room overlooks either LAKE OR LANDSCAPED YARD. Light filled spaces are guaranteed with over 30 windows, all vinyl and in great condition. The house sits tucked away from the road, overlooking the BRAS D'OR LAKES & WHYCOCOMAGH BAY. The GARAGE/WORKSHOP is DOUBLE, PARTITIONED, insulated, gyprocked & more. HARDWOOD TREES line the drive & shade the front yard - BEAUTIFUL WATERFRONT. This home must be seen! See the two (2) virtual tour links to choose from and book your viewing to see it for yourself.

Listing Agent

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Directions

~~From the Trans Canada 105 take exit to~~ Little Narrows Ferry. Cross Ferry, turn right and drive approx 2 km. Watch for real estate sign on your right - gateposts and treelined drive.



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

Property Highlights

Age ±: 88

Lot Size: 2.9 ACRES

Dimensions: 30 X 30 + 36 X 20 + 30 X 8

Assessment: \$350,500 (2020)

Style: 2 Storey

Bedrooms: 3

Bathrooms: 2

Flooring:

Ceramic,Hardwood,Laminate,Porcelain

Heating: Forced Air,Furnace,Heat Pump

-Ductless / Electric,Oil,Wood

Water: Municipal / Septic

Parking: Gravel,Single,Other

Garage: Detached,Double,Wired

Rooms

Bath 1: 12 X 8 LAKEVIEW (2nd Level)

Bedroom: 11.5 X 11.5 LAKEVIEW (2nd Level)

Bedroom: 12 X 11 YARDVIEW (2nd Level)

Laundry: 9 X 5 (2nd Level)

Master Bedroom: 13 X 12 DBL CLOSETS (2nd Level)

OTHER: CLOSETS/STORAGE (2nd Level)

Bath 1: 7 X 5 SHOWER (Main Floor)

Den/Office: 8 X 7 OFF FAMILY RM (Main Floor)

Dining Room: 13.6 X 11.6 MANTLE (Main Floor)

Family Room: 20 X 17 SKYLIGHTS .. (Main Floor)

Foyer: 13 X 11 FRONT ENTRY (Main Floor)

Kitchen: 13 X 13 + PANTRY (Main Floor)

Living Room: 15.5 X 15.5 FIREPLAC (Main Floor)

OTHER: 30 X 6 SUNROOM (Main Floor)