


1137 New Campbellton Road, New Campbellton,

New Scotia B1P 1K9



 201702611

File# 3 X PIDS

\$109,900.00 CAD

WATERFRONT! VIEW!! PEACE & QUIET!!! This year-round home or summer vacation property is off the beaten path in NEW CAMPBELLTON while remaining conveniently located only 30 minutes from grocery and all conveniences. This property boasts an undeveloped WATERFRONT LOT. 2 level, split-entry home with unobstructed BEAUTIFUL VIEW along the coast towards SEAL ISLAND BRIDGE. The main (upper) floor consists of the open kitchen/dining room with PATIO DOORS to a BACK DECK; half bath + living room. Downstairs are 2 bedrooms, laundry, full bath with large walk-in shower & utility room. Fully fenced back yard keeps your pets (or toddlers) safe. Minutes away you can LAUNCH & BERTH your BOAT and access a lovely SANDY BEACH. AND/OR.. set up a private GAZEBO & WHARF at your own waterfront. A very well maintained home waiting for new owners to enjoy. Shingles + soffit, fascia and rain gutter new in 2020.

Listing Agent

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



Directions

From ~~Trans Canada Highway on Kelly's Mountain~~ take either Stewart or New Campbellton Roads. Property is immediately beyond the Bible Camp. Both sides of road.



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

Property Highlights

Lot Size: 13000 SQ'

Dimensions: 24.6 X 18.4

Assessment: \$87,400 (2016)

Style: 2 Level

Bedrooms: 2

Bathrooms: 2

Flooring: Laminate, Vinyl

Heating: Baseboard / Electric

Water: Drilled Well / Septi

Parking: Single

Garage: None

Rooms

Bath 2: 3 piece (Lower Level)

Bedroom: 8.8 x 8.5 (Lower Level)

Foyer: 8.4 x 6 (Lower Level)

Laundry: 8.8 x 7.4 (Lower Level)

Master Bedroom: 13 x 8.3 (Lower Level)

Utility: 7.4 x 4 (Lower Level)

Bath 1: 2 piece (Main Floor)

Dining Room: 9.4 x 9 (Main Floor)

Kitchen: 9.4 x 8 (Main Floor)

Living Room: 17.7 x 9.4 (Main Floor)

OTHER: 6.9 x 4 Landing (Main Floor)