

762 Meadow Road, St. Anns, Nova Scotia B0E

1B0



 202214383

File# 762 MEADOW

\$120,000.00 CAD

1.9 ACRES OF SURVEYED PROPERTY surrounds this starter home, camp or get-away. Perfect location to make this house your home or your base camp for all things outdoors. Perfect jumping point to snowmobile trails, fishing, hunting or hiking. Located on a serviced municipal road that sees little traffic and surrounded by lovely neighbours, you will feel welcomed on the Meadow Road. House is connected to a dug well which is SPRING FED and has plenty of water, according to the seller. Septic tank is concrete and was pumped last in 2021. Metal roof is newer as well as Selkirk chimney. WOOD STOVE currently acts as the primary heat source for this easy-to-heat home with R20 throughout. Home is wired with a 100 amp panel and 60 amp entrance. Surrounding property provides POTENTIAL for future gardens, expansion of property (cabins? garage? addition to home?) or MORE. Mostly cleared and level, there is a portion of this property that is treed. School bus service to the end of the driveway and only 30 minutes outside of Baddeck where you will find all amenities including grocery, hospital, school & restaurants. Come see for yourself!!

Listing Agent

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



Directions

From Cabot Trail, turn on to Meadow Rd at either entrance & watch for REMAX Signage at 762 meadow Rd.



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

Property Highlights

Dimensions: 27 x 27

Style: 1 3/4 Storey

Bedrooms: 3

Bathrooms: 1

Flooring: Softwood, Vinyl, None

Heating: Stove / Wood

Water: Dug, Well / Septic

Parking: Gravel

Garage: None

Rooms

Bedroom: 15'5"x10+9'9"x10' (2nd Level)

Bedroom: 10 x 8'8" (2nd Level)

Bedroom: 16'3"x6'10"+5'2"x2'11" (2nd Level)

Bath 1: 12'6"x9'2" (includes laundry) (Main Floor)

Kitchen: 12'5" x 15'8" (Main Floor)

Living Room: 25'2"x12'5" (Main Floor)