

71 PATNIC Avenue, Mira Road, Nova Scotia

B1P 2C6



 202019394

File# LAND REGIS

\$229,900.00 CAD

Nestled in the middle of this quiet sub-division, and nicely surrounded by softwood and hardwood trees, you can't imagine you are living five minutes from the city. Home is close to the Regional Hospital, by-pass and minutes to all amenities. With ample main floor living space, this three bedroom home is ideal for easy living. The living room with propane fireplace insert is designed to show your furnishings to best advantage. The carefully planned kitchen has loads of convenient work areas and lovely hardwood cabinets. The lower level includes a developed five year old, one bedroom apartment providing income to help with the mortgage payment. The home sits on a beautifully landscaped large lot with a private back yard, detached garage 24*28 and enough room for a backyard pool. Many upgrades have been completed including the front step with vinyl railing, furnace, oil tank, hot water tank and the back roofing shingles. This property won't last long, call today to book your private viewing.

Listing Agents

Jesslyn Chisholm P: 902-371-2130 C: 403-708-5900 E: jesslynchisholm@remax.net

Valarie Sampson P: 902-371-3040 C: 902-371-3040 E: vjsampson@remaxcapebreton.com

Valarie Sampson Team E:



Directions

George Street to Mira Road to Duffle Drive
right on John Street to Patnic



www.minervamacinnis.com
mmacinnis@remaxcapebreton.com

Minerva MacInnis
43887 Cabot Trail

RE/MAX Park Place Inc. Sydney Office
602 George Street
Sydney, Nova Scotia B1P 1K9
P: (902) 295-7266

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

Property Highlights

Age ±: 53

Lot Size: 118*129

Dimensions: 26*40

Style: Bungalow

Bedrooms: 4

Bathrooms: 2

Flooring: Hardwood, Laminate, Vinyl

Heating: Baseboard, Furnace, Hot Water /
Oil

Water: Drilled Well / Munic

Garage: Detached, Double

Rooms

Bath 2: 9.3*10.5 (Basement)

Bedroom: 10.9*12 (Basement)

Den/Office: 8*8.9 (Basement)

Kitchen: 23*15.6 (Basement)

Bath 1: 4pc (Main Floor)

Bedroom: 8.2*10.4 (Main Floor)

Kitchen: 12.5*16.6 (Main Floor)

Living Room: 18.6*12.2 (Main Floor)

Master Bedroom: 11.7*12.2 (Main Floor)