



## MLS Client View - RESIDENTIAL

<b>MLS #</b>	201706701	<b>Number of Bedrooms</b>	3
<b>PID #</b>	60416708	<b>Master On Main Floor?</b>	Yes
<b>Additional PID</b>		<b>Full Baths</b>	2
<b>Type</b>	Single Family	<b>Half Baths</b>	0
<b>Listing Status</b>	ACTIVE	<b>Building Age</b>	87
<b>Listing Price</b>	\$429,000	<b>Year Built Unknown</b>	
<b>Selling Price</b>		<b>Total Fin SqFt (TLA)</b>	1,562
<b>Address</b>	195 The Point Road	<b>Square Footage (MLA)</b>	1,562
<b>Address 2</b>		<b>Building Dimensions</b>	40 x 24 - JOGS
<b>Community</b>	Blue Rocks	<b>Lot Size</b>	4656
<b>District</b>	405-Lunenburg County	<b>Garage</b>	No
<b>Sub-District</b>	B3	<b>Waterfront</b>	No
<b>Style</b>	Detached		

### Directions to Property

Blue Rocks Road to The Lane to The Point



### Closing Date

### General Property Information:

<b>Prop Knwn As/Bdy of Water</b>	Sea Spray / Atlantic Ocean	<b>Elementary School</b>	Bluenose Academy	<b>ROOM TYPE</b>	<b>LEVEL</b>	<b>ROOM</b>
<b>Water Frontage Meas</b>		<b>Middle/Jr School</b>	Bridgetown Regional	Living Room	Main Floor	21.2 x 10.3
<b>Water Frontage Units</b>		<b>High School</b>	High School	Dining Room	Main Floor	Combined
<b>Zoning</b>	R	<b>Fr Imm Elementary School</b>		Bath 1	Main Floor	3 Piece
<b>Inclusions</b>	Fridge, stove, dishwasher	<b>Fr Imm Middle/Jr School</b>		Bedroom	Main Floor	10 x 12.5
<b>Exclusions</b>	None	<b>Fr Imm High School</b>		Kitchen	Main Floor	11.2 x 17.5
<b>Association Fees</b>		<b>Other</b>		Master Bedroom	2nd Level	21 x 10.2 + JOG
<b>Condo Corp #</b>		<b>Garage Details</b>	None	Bedroom	2nd Level	11.2 x 17.7
<b>Monthly Condo Fee</b>		<b>Parking Details</b>	Room for several Potential	Den/Office	2nd Level	7.6 x 11.3
<b>Condo Fee Includes</b>		<b>Rental Income</b>		Bath 2	2nd Level	4 Piece
		<b>Mini/Mobile CSA/ABS#</b>				
		<b>Mini/Mobile Serial #</b>				
		<b>Mobile/Leased Land Fees</b>				

### Property Overview

Sea Spray is now available! Sweeping ocean vistas from throughout this tastefully renovated Nova Scotia four square. New hardwood. Full baths on both floors allows you to use this as a flex home. Meaning: do you want the master on the main floor, with ensuite? Check. Do you want to have a formal dining room instead? Check. Upstairs offers two big bedrooms and an office, or den, as well. Plus there is another bathroom that is out of Oceanfront Home magazine! No work needed. All systems have been thoroughly updated, making this the perfect seasonal or year-round home.

### Property Features

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**CYNTHIA DIAL - Main: 902-298-0332**  
**cindy@reddoorrealty.ca**  
**RED DOOR REALTY - 16940**

List Office      Red Door Realty



**MLS #** 201706701

**Address** 195 The Point Road

**Listing Office:**

**List Price** \$429,000

**Community** BLUEROCKS

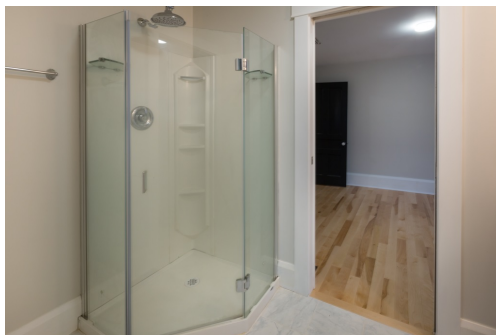
Red Door Realty

**Status:** ACT

**Province** NS

**Class:** RE

**Postal Code** B0J 2C0

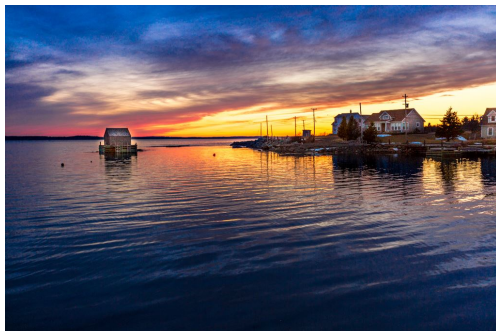


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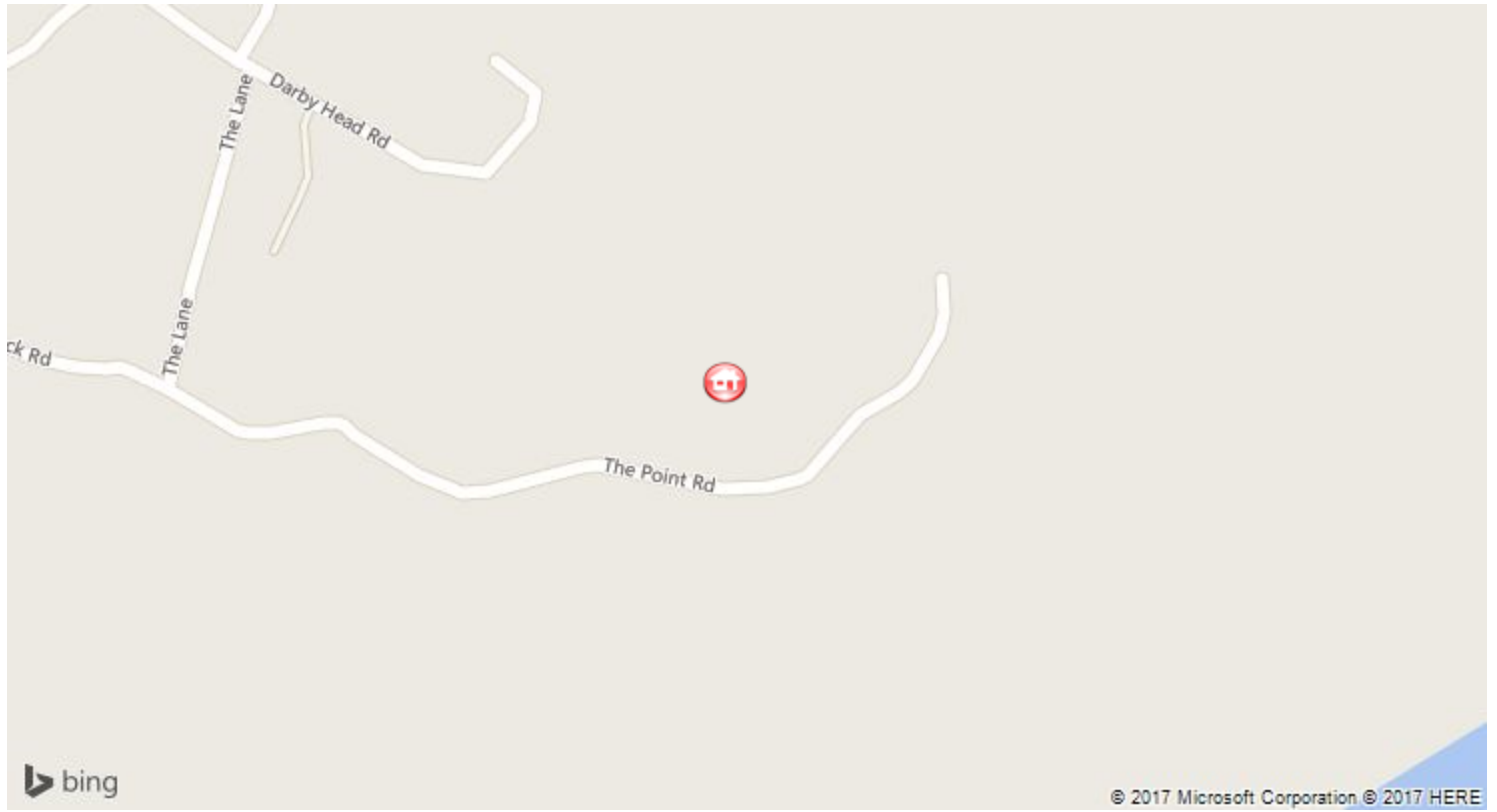
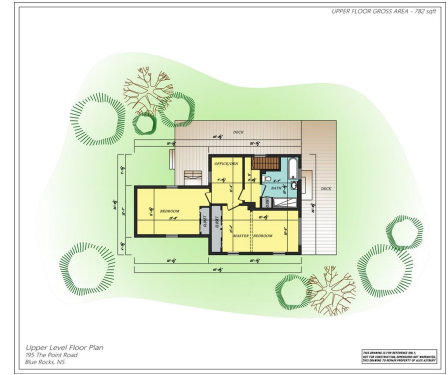
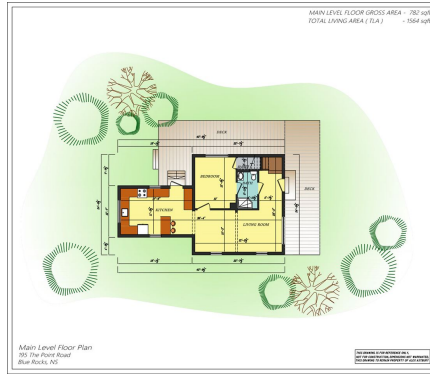
PID # 60416708



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