Client View - Residential



LS # ID # dd'l PID sting Status elling Price	202117121 60231081 Y ACTIVE	# of Beds Master on Main Floor? Full Baths Half Baths Building Age 56	3 Yes 1 0 Year Built Unknown
ddress	987 Oakland Road Oakland NS B0J 2E0	Total Fin SqFt (TLA) Square Footage (MLA)	•
ounty ype	LUNENBURG Single Family Detached	Building Dimensions	40.6 x 29.8 less jog 30,000 sq ft (.69 acres)
	N S/Bdy of Water:	Garage Garage Details	Y single, in-ground
ahone Bay estr/Prot Covenants N lew Construction N onstruction Status		Parking Details	paved driveway with parking for multiple vehicles
		Zoning Rental Income	RES

Directions to Property

FROM MAHONE BAY, OR EXIT 10 OFF HWY-103: Turn onto Oakland Rd off Highway 3 (Lighthouse Route) and continue 4.2km. Driveway for #987 is on your right. Realty sign posted.

Property Overview

Here's a fantastic opportunity to put your mark on a property and truly make it your own...without all the hassles of building new. There's no need to pay for someone else's design choices...this super solid 1960's bungalow is a tempting blank canvas for anyone with imagination and good investment sense. Located in popular Oakland, just 4 minutes outside of Mahone Bay, the excellent location makes a complete reno of this lovely property a wise investment. The house is great as-is but with a few subtle design changes you could really transform it into a stylish contemporary residence for modern living. Need a bit more room?...no problem, the excellent basement is high & dry, and currently serves as utility and workshop space plus garage, but is ripe for development into additional living space. Unlike most renovations of 50+ year-old homes, much of the heavy lifting has already been done for you. The house has been impeccably maintained and has enjoyed some very high-end system upgrades in recent years, including a ducted heat pump (2013), 200 Amp electrical plus a 20 KW automatic propane generator (2019), an attractive Jotul woodstove in the living room (2013), and a new architectural shingled roof (2019). And you won't need to spend a penny of your improvements budget on the grounds either! The house is set back well off the road, beautifully framed by its stunning lot. The immaculately landscaped parcel features pristine lawns, tidy stone retaining walls and a

		Room Sizes	Schools		
Living Room Ma Dining Room Ma Bedroom Ma Bedroom Ma Bedroom Ma	ain Floor ain Floor ain Floor ain Floor ain Floor	20.1 x 12 13.1 x 10.5 9.8 x 8.4 12 x 9 + 6.8 x 6 10.7 x 9 plus jog (w/ Laundry) 13 x 8.5 8 x 8 less jog (4 -pc)		Elementary Middle/Jr High Fr Imm Elementary Fr Imm Middle/Jr Fr Imm High Other	Bayview Community School Bayview Community School Park View Education Centre Centre scolaire de la Rive Sud Centre scolaire de la Rive Sud Centre scolaire de la Rive Sud South Shore Waldorf
		F-7			Condo
Mobile/Mini Mobile/Leased Land Land Status Pet Friendly	1 Fees			Monthly Condo Fee Condo Fee Includes Plus Den Y/N In Suite Laundry Pet Friendly No. of Parking Space	s
BUILDING STYLE PROPERTY SIZE BASEMENT FOUNDATION EXTERIOR FINISH ROOF FLOORING HEATING/COOLING T FUEL TYPE	RTY SIZE 0.5 to 0.99 Acres MENT Full, Undeveloped, Walkout DATION Poured Concrete MOR FINISH Vinyl Asphalt Shingle Carpet, Laminate, Linoleum NG/COOLING TYPE Baseboard, Ducted Cooling, Heat Pump -Ducte Stove Stove		GARAGE DRIVEWAY/PARKING STRUCTURES FEATURES APPLIANCES INCLUDED RENTAL EQUIPMENT LAND FEATURES	Single, Built-In, Underground Parking Spaces(s), Paved Shed Alarm System, Wood Stove(s) 9 Stove, Dryer, Washer, Refrigerator Propane Tank Landscaped, Sloping/Terraced, Year Round Road	
WATER SOURCE SEWAGE DISPOSAL UTILITIES	Septi	Well ic e, Electricity, High Speed Internet, Telephone			
		COMPLIME			



COMPLIMENTS OF: Cynthia Dial - Main: 902-298-0332 cindy@reddoorrealty.ca Red Door Realty (16940)



Listed By: Red Door Realty (16940)

The above information is from sources believed reliable but should not be relied upon without verification.



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