

Client View - Residential



MLS #	202211730	# of Beds	2
PID #	60107554	Primary On Main Floor?	
Add'l PID	N	Full Baths	1
Listing Status	ACTIVE	Half Baths	0
Selling Price		Building Age	50
		Year Built	Unknown
Address	287 Martins Point Road Martins Point NS B0J 2E0	Total Fin SqFt (TLA)	1,220
		Square Footage (MLA)	872
		Building Dimensions	34.4 x 26 less jog
County	LUNENBURG	Lot Size	
Type	Single Family	Garage	N
Style	Detached	Garage Details	
Waterfront	N		
Frontage			
Prop Kwn As/Bdy of Water:	Mahone Bay		
Restr/Prot Covenants	N	Parking Details	double paved driveway
New Construction	N		
Construction Status		Zoning	Mixed Use
		Rental Income	

Listing Price \$352,000

Virt Tour URL

Add'l Virt Tour



Directions to Property

Located off Hwy 3 (The Lighthouse Route) midway between Chester Basin and Mahone Bay. At the SURE Courier depot turn onto Martin's Point Rd. Continue 1.4 km to the civic number sign for #287. Take the paved driveway to the immediate left of the 287 sign. Realty sign posted.

Property Overview

Fresh & Bright with the Ocean in Sight! ... This compact and tidy little home enjoys a peaceful rural setting with pretty ocean views. An ideal starter home to fit the budget of first-time Buyers, or a perfect fit for retirees looking to down-size. Because of the idyllic seaside location, this little gem would also be a great income property on the vacation rental market. The 2 bedroom/1 bathroom home features an open concept living space that extends to the outdoors through a pair of French doors off the Dining Room. A large oceanview deck is where you'll spend your summers dining al fresco, entertaining friends, or simply whiling away the hours soaking in the beautiful setting. There's additional living space in the basement where you'll find a huge room that just needs some finishing touches to become a fabulous Family Room, Rec Room or Media Room. Outside, a large level lawn provides plenty of space for gardens, pets, or expanding the home. Peaceful Martins Point is a friendly enclave of year-round and seasonal homes. Midway between popular Chester and Mahone Bay, a host of amenities, services and attractions are just 5-10 minutes in either direction, and the Rails-to-Trails network can be accessed just down the road providing miles of cycling and walking adventures. And let's not forget about affordability...at this price, this little gem won't last long. Come see for yourself!

Room Sizes

Dining Room	Main Floor	19 x 10.5	Utility	Lower Level	9.10 x 9.6
Living Room	Main Floor	14.4 x 9.11			
Kitchen	Main Floor	10 x 8.10 less jog			
Foyer	Main Floor	7.2 x 3.7			
Bedroom	Main Floor	11 x 10.5			
Bedroom	Main Floor	10.3 x 8.1			
Bath 1	Main Floor	6.10 x 5 (4-pc)			
Porch	Main Floor	5.11 x 5.6			
Family Room	Lower Level	31.10 x 9.9 + 10 x			
Laundry	Lower Level	3.10			

Schools

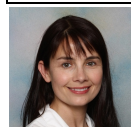
Elementary	Chester District Elementary School
Middle/Jr	Chester Area Middle School
High	Forest Heights Community School
Fr Imm Elementary	Bluenose Academy (Pr - Grade 9)
Fr Imm Middle/Jr	Bluenose Academy (Pr - Grade 9)
Fr Imm High	Centre scolaire de la Rive Sud
Other	South Shore Waldorf

Condo

Mobile/Mini

BUILDING STYLE	Bungalow
PROPERTY SIZE	0.5 to 0.99 Acres
BASEMENT	Full, Partially Developed
FOUNDATION	Poured Concrete
EXTERIOR FINISH	Wood Shingles
ROOF	Asphalt Shingle
FLOORING	Laminate, Linoleum, Other
HEATING/COOLING TYPE	Forced Air, Furnace
FUEL TYPE	Oil
WATER SOURCE	Drilled Well, Dug, Well
SEWAGE DISPOSAL	Septic
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

DRIVEWAY/PARKING	Double, Paved
STRUCTURES	Deck, Shed
FEATURES	Sump Pump
APPLIANCES INCLUDED	Stove, Dryer, Washer, Refrigerator
RENTAL EQUIPMENT	None
WATER ACCESS/VIEW	View: Bay, View: Ocean
LAND FEATURES	Landscaped, Level, Partially Fenced, Year Round Road



COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332
cindy@reddoorrealty.ca
Red Door Realty(20036)



Listed By: Red Door Realty(20036)

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

MLS # 202211730
List Price \$352,000
Status: ACT
Class: RE

Address 287 Martins Point Road
Community MARTINSP
Province NS
Postal Code B0J 2E0

Listing Office:
Red Door Realty(20036)



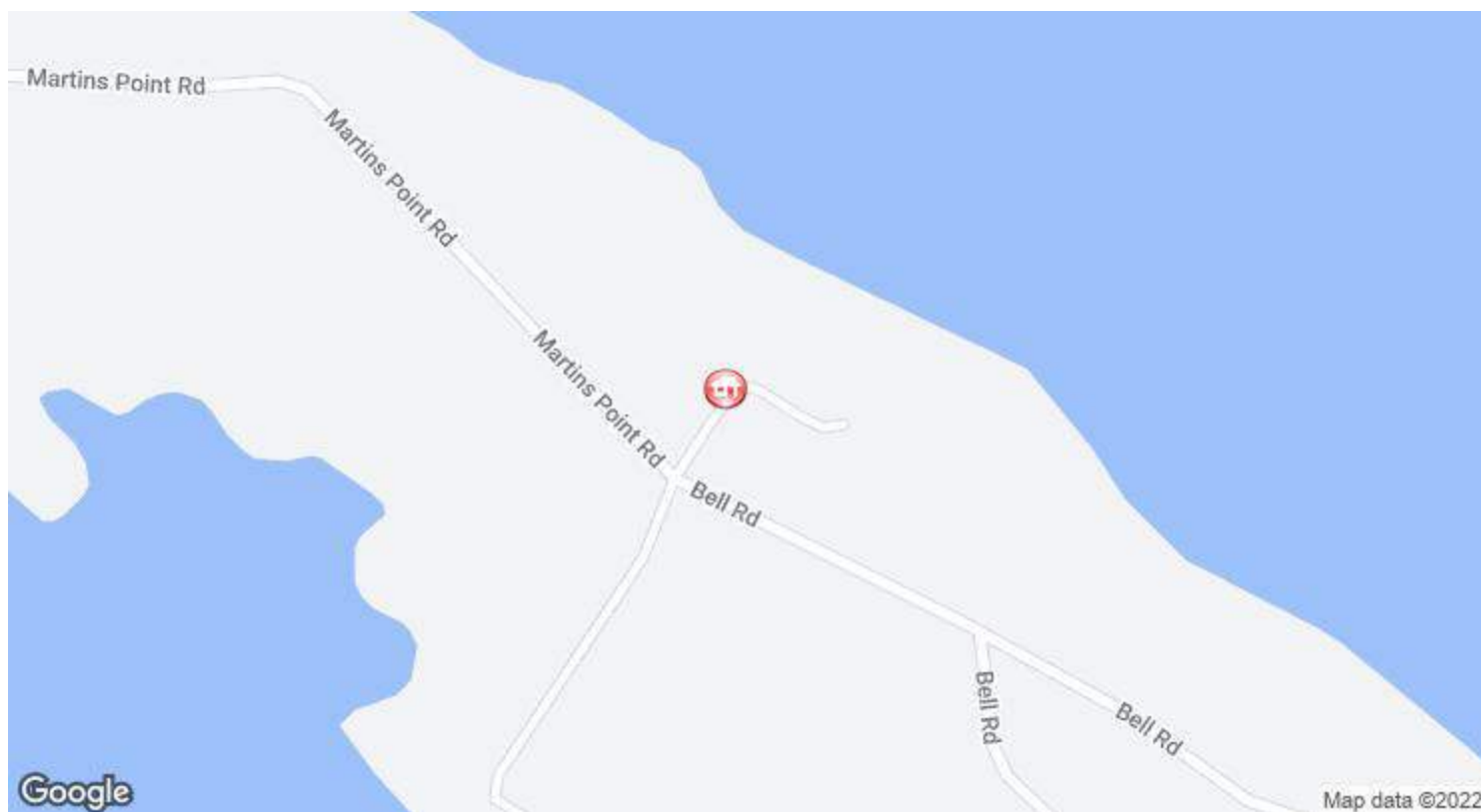
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