



Price:	<b>\$139,000</b>	MLS® #:	<b>60152071</b>
Status:	<b>Active</b>		
Legal Descr.:			
Address:	<b>64 BUCCANEER RD</b>		
City:	<b>EAST CHESTER, B0J 1J0</b>		
Side of Road:			
Lot Size:	<b>33,367 SQ FT</b>	District:	<b>SS DILUN</b>
Shore Frontage:		Sub-Dist:	<b>A2</b>
Sq. Footage (MLA):	<b>672</b>	Zoning:	<b>RES</b>
Total Fin SqFt.(TLA):	<b>1,344</b>	Sec. School:	<b>CAMS/ FOREST HEIGHTS</b>
Building Dimensions:	<b>24 X 28</b>	Elem Schl:	<b>CHESTER DISTRICT</b>
Possession:	<b>NEGOTIABLE - 30 DAYS NOTICE FOR TENANTS</b>		

<b>Overview</b>	Excellent starter home or income property. Nicely elevated and set back off the road in a quiet neighbourhood of some very fine homes and just down the road from Graves Island Provincial Park. Buccaneer Road is a lovely little offshoot of the scenic Lighthouse Route, minutes from the Village of Chester and a mere 35 minute commute to Halifax. The 27 year old house is currently set up as 2 apartments: a sunny 1-Bedroom on the upper level, and a cozy Bachelor on the lower. Live in one and generate additional income to help pay the mortgage by renting out the other. Or, use the whole house for yourself and enjoy a bright open concept living area with a private side verandah upstairs, and a wonderful Rec Room with toasty wood stove, full bath and walkout to front yard down below. The 3/4 acre lot offers loads of potential to landscapers and gardeners. A great opportunity to climb onto that property ladder. Com'mon property virgins...at this price, why are you renting? CWR File # 622
<b>Directions</b>	FROM HALIFAX: HWY 103 to exit 7. Turn right onto Hwy-3 (Lighthouse Route), drive 2km and look for Buccaneer Road on your Left. Take driveway for civic #64 on your right, Realty sign posted. FROM CHESTER: Take Hwy-3 out of Chester towards East Chester. Drive 5km and watch for Buccaneer Road on the right. Take driveway for civic #64 on your left, Realty sign posted.

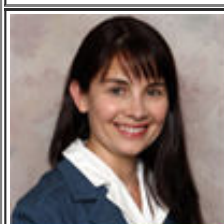
Type:	<b>Single Family</b>	Heating:	<b>Electric, Wood, Baseboard, Stove</b>	Exterior:	<b>Vinyl</b>
Style:	<b>Bungalow, Detached</b>	Garage Type:	<b>Parking Space(s)</b>	Driveway:	<b>Gravel</b>
Title to Land:	<b>Freehold</b>	Water:	<b>Drilled Well</b>	Foundation:	<b>Concrete, Full, Fully Developed, Walkout</b>
Property Size:	<b>0.5 -0.99 Acres</b>	Sewer:	<b>Septic</b>	Features:	<b>Deck/Patio, Inlaw Suite, See Remarks</b>
Land Features:	<b>Partial Landscaped, Sloping/Terraced, Partial Cleared</b>	Services:	<b>Electricity, Telephone, Cable, High Speed Internet</b>	Roof:	<b>Asphalt Shingle</b>
Access/View:	<b>Access: Year Round Road</b>	Rental Equipm.:	<b>Other</b>	Flooring:	<b>Cushion/Lino, Ceramic/Porcelain, Laminate, Softwood</b>

<b>Inclusions</b>	2 Fridges, 2 Stoves, Wood Stove
<b>Exclusions</b>	

Bedrooms:	<b>2</b>	Sign:	<b>Yes</b>	HST:	<b>NO</b>	Garage:	<b>No</b>	Gar.Details:	<b>PARKING FOR 2 CARS</b>
Bathrooms:	<b>2 \</b>	Lockbox:	<b>Yes</b>	PCDS:	<b>Yes</b>	Water Access:	<b>No</b>	Water:	
Rental Income:	<b>YES</b>	Road:	<b>Public</b>	Matrim.:		Building Colour:	<b>WHITE</b>		
Building Age:	<b>26</b>	CSA #:	<b>0</b>	Serial #:	<b>0</b>				
		Migrated:	<b>Yes</b>						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	17 X 16.5	LOWER LEVEL	LIVING ROOM	15.5 X 11.5
MAIN FLOOR	KITCHEN	W/ DINING 15 X 6.5	LOWER LEVEL	KITCHEN	15 X 10
MAIN FLOOR	BEDROOM	12 X 9	LOWER LEVEL	DEN/OFFICE	13 X 11
MAIN FLOOR	BATH (# pieces 1-6)	8 X 5	LOWER LEVEL	BATH (# pieces 1-6)	5.5 X 10

Betterment Charges:			
Condo Fee:	<b>0</b>	Condo Corp #:	Mobile/Leased Land F: <b>0</b>
Listing Office:	<b>COASTAL WINDS REALTY LTD. - 14238</b>		



Compliments of: **CYNTHIA DIAL: 902-298-0332**  
 E-mail: [info@OceanHomesNovaScotia.com](mailto:info@OceanHomesNovaScotia.com)  
 Website: <http://OceanHomesNovaScotia.com>  
 Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**



Information on this site is distributed by the NSAR. The information provision and inputting of that information is done by members of NSAR. NSAR accepts no responsibility for its content and accuracy.