

## 987 Oakland Road, Oakland ~ Mahone Bay



MLS® 202117121

### Hey Designers...Oakland Opportunity Knocks!

**\$379,000**

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 backdrop of sculpted evergreens on a gentle slope. A flawless paved drive that puts most public roadways to shame leads you up the slightly elevated lot right to the back of the house. There's even a matching garden shed outbuilding. If you've been looking for your next masterpiece, look no further, and let the creative juices flow!

see full details for this and other fine properties at:

[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



### Listing Agents

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### Property Highlights

**Age ±:** c. 1965

**Lot Size:** 30,000 sq ft (.69 acres)

**Style:** Bungalow

**Floor Space:** 1115 sq ft

**Bedrooms:** 3

**Bathrooms:** 1

**Flooring:** laminate, linoleum, carpet

**Heating:** ducted heat pump (heat & AC),  
electric baseboards

**Water:** dug wells

**Sewer:** septic

**Parking:** paved driveway with parking for  
multiple vehicles

**Garage:** in-ground, single

**Services:** electricity, phone, cable,  
high-speed internet

**Features:** ducted air-conditioning, 20 KW  
automatic propane generator (can power  
the whole house during power outages)

**Fireplace/s:** woodstove

**Outbuildings:** shed (22.6 x 16.6)

**Zoning:** Residential

**Taxes:** \$1,434 (2021)

### Rooms

Living Room: 20.1 x 12 (Main)

Kitchen: 13.1 x 10.5 (Main)

Dining Room: 9.8 x 8.4 (Main)

Bedroom: 12 x 9 + 6.8 x 6 (Main)

Bedroom: 10.7 x 9 plus jog (Main)

Bedroom / Laundry: 13 x 8.5 (Main)

Bath (4-pc): 8 x 8 less jog (Main)

### Directions

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.  
Look for the Red Door Realty sign!