

\$349,000 - 887 Highway 335, West Pubnico

MLS® #202212014

\$349,000

4 Bedroom, 2.00 Bathroom, 2,556 sqft

Residential

West Pubnico, West Pubnico, NS

Ocean View 4 Bedroom 2 Bathroom Family Home! This home is located just steps from the Atlantic Ocean and offers spectacular views of Pubnico Harbour. It is move-In ready with lots of recent updates. The home has a drilled well and is on Municipal sewer. On the main floor there are 3 bedrooms, one bathroom which has infloor heating, and was completely renovated in 2020. The kitchen is open to the dining room which flows through to the spacious main living area. The basement was finished in 2021 which could make the perfect inlaw suite! This space offers an additional bedroom, coffee area, bathroom with laundry, utility area, walkout and large living area. There is plenty of space to add an additional kitchen if you wanted. The home is located in West Pubnico, Nova Scotia. The region is known as one of the oldest regions still Acadian and is well known for both lobster and fishing so the seafood here is always fresh! The siding, roof, and windows were all replaced 7 years ago. Plumbing and electrical updates were completed in 2020. An electrical panel with a plug was installed for a generator. The basement is heated using baseboard electric heat, and the remaining rooms upstairs are hot water baseboard heaters fueled by an oil furnace. The oil tank was installed in 2017. Outside you will find a 17'X25' patio completed in 2020 perfect for entertaining, a few steps up is the 21' round heated pool with a patio surround, great for cooling off on a hot summer's day. There is a baby barn which



was built in 2020 perfect for storing pool equipment, lawn and garden tools. This house is very well landscaped with mature shrubs, a hedge for privacy, large red Maple, and several beautiful plants. The access to the ocean is in front of the house which goes directly to the shore. The shore is great for walking, exploring, collecting sea glass, boating or swimming. The access is large enough to take kayaks, boats, or paddle boards down to the water for some summertime fun.

Built in 1972

Essential Information

MLS® #	202212014
Price	\$349,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,556
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	February 2nd, 2023

Community Information

Address	887 Highway 335
Area	Yarmouth
District	County Pubnico
Sub-District	West Pubnico
City	West Pubnico
County	Yarmouth
Province	NS
Postal Code	B0W 3S0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	2
Parking	Double, Gravel
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access, Access: Right of Way
Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Drumlin Heights Consolidated School
High	Drumlin Heights Consolidated School

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Keller Williams Select Realty
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