

# \$399,900 - 136 Fox Ranch Road, East Amherst

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MLS® #202216101

**\$399,900**

4 Bedroom, 2.50 Bathroom, 3,097 sqft

Residential on 1.34 Acres

N/A, East Amherst, NS

**LARGE 4 BEDROOM, 3 BATHROOM BUNGALOW ON 1.34 ACRES!** Located just minutes from town you have easy access to shops and services but the benefit of privacy and county tax rates. The home has recently had a new septic system installed, ductless heat pump installed, GenerLink automated generator and new back deck. The main floor has a mudroom, laundry area, 2-piece bathroom, great eat-in kitchen with oak cabinets, there are hardwood floors in the living room and dining room, and the dining room also has patio door to the backyard & deck. Finishing off main floor there are 3 large bedrooms a 4-piece bathroom. The basement has the potential for additional living area, in-law suite, or income unit. Currently being used as an in-law suite with den, eat-in kitchen, living room, dining room, office, 4-piece bathroom, large bedroom, a storage room, and utility room. Off the mudroom is the finished 24x24 garage with access to the large private lot with a substantial fenced in backyard and private deck. Be sure to check out the 3D Tour and floor plans for more details. Call to book your viewing today!



Built in 1987

## Essential Information

MLS® # 202216101

Price \$399,900

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,097
Acres	1.34
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 21st, 2022

### Community Information

Address	136 Fox Ranch Road
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	East Amherst
County	Cumberland
Province	NS
Postal Code	B4H 3Y3

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, 1.5, Circular Driveway, Paved
# of Garages	2

### Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Refrigerator
Heating	Baseboard, Forced Air, Ductless
Has Basement	Yes
Basement	Full, Finished

### Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt

Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Cumberland North Academy
Middle	E. B. Chandler Junior High School
High	Amherst Regional High School

### **Additional Information**

Zoning	Residential
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### **Listing Details**

Listing Office	RE/MAX County Line Realty Ltd.
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