

\$250,000 - 2051 Highway 1, Church Point

MLS® #202216723

\$250,000

4 Bedroom, 2.00 Bathroom, 1,634 sqft

Residential on 3.35 Acres

V4, Church Point, NS

What a great location. This century farmhouse sits in Church Point minutes to University St Anne and boasts 90 meters of oceanfront including a large portion of a small island. The home is rustic and will require finishing work but the structure is very sound. It is move-in ready. What makes this home have great possibilities is the original doors (including hinges and knobs), lower wall wide casings, staircase and two full baths. The kitchen is spacious and has a lot of workspace and the original China cabinet. The main floor offers a large kitchen, living room, bedroom, full bath and a rear storage/laundry room. The 2nd floor offers 3 bedrooms and another bath with shower. There is also a walk-up attic. The property is rounded out by a period post and beam barn. The true jewel of this property is the land. Set on almost 3 acres there is a path to the beach and on an island with 90m of oceanfront can be reach by a small boat (what a spot for a dome). Near all amenities this home is solid with new roofing, some vinyl windows, and a heated bathroom floor on 2nd floor.



Essential Information

MLS® #	202216723
Price	\$250,000
Bedrooms	4
Bathrooms	2.00

Full Baths	2
Square Footage	1,634
Acres	3.35
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 28th, 2023

Community Information

Address	2051 Highway 1
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Church Point
County	Digby
Province	NS
Postal Code	B0W 1M0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Other, Dirt, Single
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dryer, Washer, Refrigerator
Heating	Forced Air
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped
Roof	Asphalt
Construction	Shingle Siding

Foundation Stone

Additional Information

Zoning Residential

Listing Details

Listing Office Engel & Volkers (Yarmouth)

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