

# \$450,000 - 80 Lower Grant Road, Chester Basin

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MLS® #202219824

**\$450,000**

3 Bedroom, 3.50 Bathroom, 2,500 sqft

Residential on 1.04 Acres

A2, Chester Basin, NS

A COMMANDING PRESENCE. Located in a pastoral country setting, this two storey 3 or 4 bedroom, 3 1/2 bath, solidly built home is a landmark in Chester Basin with a commanding presence set back nicely from the road.

Property is being subdivided off of a larger parcel but will include 1.036 acres of level, rolling lawn and a private evergreen hedge along the road. Located close to a small lake, ball park, and walking distance to the Chester Connection Trail for hiking and cycling.

Features include 9' ceilings on the main floor, generous principal rooms, newer hardwood floors in the living and dining rooms, efficient hot water heating plus a wood stove in the living room and lower level partially finished family room. The upper level is comprised of three bedrooms including the large master bedroom with big attached den/exercise dressing room and ensuite. Attic with pull down stairs for storage. A new owner will want to make their own cosmetic changes but this is a wonderful spacious, light filled classic style home with a beautiful yard in a great location.



Built in 1879

## Essential Information

MLS® #	202219824
Price	\$450,000
Bedrooms	3
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	2,500
Acres	1.04
Year Built	1879
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 24th, 2022

### **Community Information**

Address	80 Lower Grant Road
Area	South Shore
District	405-Lunenburg County
Sub-District	A2
City	Chester Basin
County	Lunenburg
Province	NS
Postal Code	B0J 1K0

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Interlocking

### **Interior**

Interior Features	Ensuite Bath, High Speed Internet
Heating	Furnace, Hot Water, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove, Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Walk-Out Access

### **Exterior**

Lot Description	1 to 2.99 Acres, Landscaped, Level
Roof	Shake
Construction	Shingle Siding
Foundation	Block, Concrete Perimeter

**School Information**

Elementary	Chester District Elementary School
Middle	Chester Area Middle School
High	Forest Heights Community School

**Additional Information**

Zoning	General
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**Listing Details**

Listing Office	Engel & Volkers (Chester)
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