

\$199,000 - 544 Eustace Comeau Road, Lower Saulnierville

MLS® #202220214

\$199,000

2 Bedroom, 1.00 Bathroom, 1,210 sqft
Residential on 3.25 Acres

V4, Lower Saulnierville, NS

Welcome to 544 Eustace Comeau Road, where you'll find a move-in ready family sized bungalow with lots of potential. A short drive will bring you to all amenities that the beautiful area of Clare has to offer. Such amenities include gas stations, grocery stores, pharmacies, restaurants, banks, etc. The property is also within a 10 minute drive of University St. Anne, elementary/high school, beaches, shopping and more. In the backyard of this 3.25 acre property you'll find a large shed that can be used to store lawn equipment, a winter's worth of firewood and more. Walking into the home, you'll find a cozy living room area. Down the hall are two bedrooms, the laundry room and a full bath. Through the spacious kitchen that has lots of counter space is where you will make your way to either the workshop of the basement. The open space of the basement and the 20'x20'x8 unfinished workshop could easily be renovated for adding more rooms! Added bonuses to the basement are doors to access the backyard and a cold cellar. Recent repairs on the house include insulation on the basement foundation walls as well as blown-in insulation in the attic, a metal roof on house (workshop and shed still have asphalt shingles), a few windows, a one year old water pump, 2 year old water pressure tank, and a 2 month old hot water heater. Book your viewing today!



Essential Information

MLS® #	202220214
Price	\$199,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,210
Acres	3.25
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	March 22nd, 2023

Community Information

Address	544 Eustace Comeau Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Lower Saulnierville
County	Digby
Province	NS
Postal Code	B0W 2Z0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Attached, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Stove
Heating	Baseboard, Stove
Has Basement	Yes
Basement	Full, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Softwood Bush
Roof	Asphalt, Metal
Construction	Brick, Shingle Siding, Wood Siding

Foundation Concrete Perimeter

Additional Information

Zoning Gen

Listing Details

Listing Office RE/MAX Banner Real Estate

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