

\$499,900 - 36 Kelly Drive, Fox Point

MLS® #202221909

\$499,900

Bedroom, Bathroom,
Residential Income on 1.20 Acres

A2, Fox Point, NS

This gorgeous property located just minutes to Hubbards offers the opportunity, privacy, and lifestyle you've been dreaming of. Nestled in the seaside community of Fox Point, you'll love walking to Fox Point beach and enjoying the sounds of the waves from your deck. This property has deeded access to the shore at the end of Kelly Drive. You'll be welcomed to the property by the beautifully landscaped yard and the neighbouring lot, which is included in the sale. The adjoining lot has its own well, septic, and power source/hookup! Upon entering 36 Kelly Drive, you'll immediately feel at home. The living room, family room, kitchen and dining room is the heartbeat of this home. You'll love cooking and entertaining in the open-concept kitchen and dining area. Off of the kitchen, there is a half-bath and laundry room, which leads to the spacious primary bedroom. The cozy living room features a pellet stove hookup, and is a perfect place to enjoy a quiet evening at home. The 3 additional bedrooms are perfect for bedrooms, office space, gym, storage, etc. There is also a large storage room/pantry and a catio (patio) attached to the dining room. In the yard, you will find the 30x24 heated/wired garage, an above ground saltwater pool, a chicken coop, 3 sheds, and a path to the neighbouring lot. These lots are zoned Settlement Residential Two Zone, which allows up to 20 units/PID. Located in the Shatford Trust Fund catchment, minutes to 10 beaches, golf courses, marinas, trails, the Hubbards Farmers Market, schools,



library, shops, restaurants, the 103 highway, and 20 minutes to Halifax, this property and lifestyle is waiting for you!

Built in 2004

Essential Information

MLS® #	202221909
Price	\$499,900
Acres	1.20
Year Built	2004
Type	Residential Income
Sub-Type	Multi Family (Other)
Status	Closed
Date Sold	January 10th, 2023

Community Information

Address	36 Kelly Drive
Area	South Shore
District	405-Lunenburg County
Sub-District	A2
City	Fox Point
County	Lunenburg
Province	NS
Postal Code	B0J 1T0

Amenities

Utilities	Cable Connected, Power, Electricity Connected
Parking	Gravel, Driveway
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access, Access: Right of Way
Has Pool	Yes
Pool	Pool

Interior

Interior Features	Dining Room, Ensuite Bath, Family Room, Multi-Use Rooms, Storage
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Ductless
Cooling	Air Conditioning

Basement Crawl Space, None

Exterior

Lot Description 1 to 2.99 Acres
Roof Asphalt
Construction Vinyl Siding
Foundation Concrete Perimeter, Slab

School Information

Elementary Aspotogan Consolidated Elementary School
Middle Chester Area Middle School
High Forest Heights Community School

Additional Information

Zoning Settlement Residential Two

Listing Details

Listing Office Royal LePage Atlantic

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