

# \$199,900 - 13192 Highway 4, Wentworth Centre

MLS® #202227766

**\$199,900**

5 Bedroom, 3.00 Bathroom, 2,400 sqft

Residential on 15.00 Acres

N/A, Wentworth Centre, NS

Opportunity awaits in the wonderful outdoor community of Wentworth. A stunning 15 acre property that is mostly cleared land, with over 1,829 ft of river front along the Wallace River. A large older farm house sits on the property along a long lane way off Highway 4, with the back of the property rolling it's way down the river. Located just over 7 km from the ski hill and close to parks, beaches, golf courses and all the amazing outdoor activities the Wentworth Valley is known for. Nova Scotia's North Shore and all the charming communities that run along it are a short drive, (or bike) away. This property will require some investment, the wiring and plumbing appear to be somewhat upgraded, the opportunities are endless.



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202227766               |
| Price          | \$199,900               |
| Bedrooms       | 5                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,400                   |
| Acres          | 15.00                   |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | January 16th, 2023      |

## Community Information

|              |                         |
|--------------|-------------------------|
| Address      | 13192 Highway 4         |
| Area         | Northern Region         |
| District     | 103-Malagash, Wentworth |
| Sub-District | N/A                     |
| City         | Wentworth Centre        |
| County       | Cumberland              |
| Province     | NS                      |
| Postal Code  | B0M 1Z0                 |

## Amenities

|                |   |
|----------------|---|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1   |
| Parking        | Detached, Single, Dirt  |
| # of Garages   | 1   |
| View           | River   |
| Is Waterfront  | Yes   |
| Waterfront     | River Front, Access: Right of Way, River Access                   |

## Interior

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | High Speed Internet            |
| Heating           | Baseboard, Forced Air, Furnace |
| # of Stories      | 2                              |
| Stories           | 2 Storey                       |
| Has Basement      | Yes                            |
| Basement          | Full                           |

## Exterior

|                 |  |
|-----------------|--|
| Lot Description | 10 to 49.99 Acres, Partially Cleared, Partial Landscaped, Sloping/Terraced, Wooded |
| Roof            | Asphalt  |
| Construction    | Vinyl Siding   |
| Foundation      | Block, Concrete Perimeter  |

## Additional Information

|        |     |
|--------|-----|
| Zoning | Res |
|--------|-----|

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Press Realty Inc. |
|----------------|-------------------|

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