

# **\$379,000 - 664 Stoney Island Road, Clam Point**

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MLS® #202300168

**\$379,000**

2 Bedroom, 1.00 Bathroom, 1,020 sqft

Residential on 0.75 Acres

G1, Clam Point, NS

There is so much to love about this beautifully landscaped and immaculately kept property. This is as close to new as it gets. The 2 bedroom 1 bath home was completely renovated in 2015 - inside and out- top to bottom with a thoughtful floor plan. The home has very spacious rooms with ample storage, energy efficient and is easily maintained. Entry can be from the front double paved driveway into the porch laundry area. Or you can park at the second gravel driveway and enter from a deck that runs the width of the home into an entry hallway. There is electric heat throughout and a feature stone electric fireplace in the living room. The 2 storey outbuilding/garage was built 5 years ago as a workshop. There is a ductless heat pump on each level. The upper level is finished and the lower level is insulated and roughed. The listing consists of 2 parcels. The extensive landscaping will accommodate tools, supplies, gear, equipment etc. Ideal if you run a business from home. The location is surrounded by a picturesque shoreline of white sand beaches. Only 5 minutes to all amenities. Ideal retirement home surrounded by an ocean atmosphere. You can live like you are always on vacation.

Built in 1954

## **Essential Information**

MLS® #

202300168



Price	\$379,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,020
Acres	0.75
Year Built	1954
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Bungalow
Status	Closed
Date Sold	April 17th, 2023

### Community Information

Address	664 Stoney Island Road
Area	South Shore
District	407-Shelburne County
Sub-District	G1
City	Clam Point
County	Shelburne
Province	NS
Postal Code	B0W 1N0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Double, Heated Garage, Wired, Other, Gravel, Paved
# of Garages	2

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Ductless
Cooling	Ductless
Fireplace	Yes
Fireplaces	Electric
Has Basement	Yes
Basement	Crawl Space

**Exterior**

Lot Description	0.5 to 0.99 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

**Additional Information**

Zoning	Res
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**Listing Details**

Listing Office	EXIT Realty Inter Lake (Barrington Passage)
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