

# \$94,900 - 24 Loganville Road, West Branch

MLS® #202300527

**\$94,900**

3 Bedroom, 0.50 Bathroom, 1,410 sqft

Residential on 3.00 Acres

#45, West Branch, NS

Here is your chance to own a great recreational cottage property in West Branch with a close drive to Truro, Pictou, and Tatamagouche. 3 acres of land, crock well, temporary electrical, insulated ceiling, floors and walls, all vinyl windows, some rooms are framed up inside. Great space to finish the cottage with over 1400 square feet of living space inside including: kitchen, pantry, bathroom and 3 bedrooms with living and dining area. The bathroom features a hand pump for the well. Appliances and the cottage are being sold as is/where is. Seller has uncovered and found a septic tank and what looks to be a disposal field. All details and functionality to be verified at buyers expense. More work to do in this cottage, but it could be a full livable space. Heated by woodstove - very cozy for winter getaways. Currently blocked up on wood blocks, but could be placed on cinder blocks in the future.

Built in 1973

## Essential Information

MLS® #	202300527
Price	\$94,900
Bedrooms	3
Bathrooms	0.50
Half Baths	1
Square Footage	1,410
Acres	3.00



Year Built	1973
Type	Residential
Sub-Type	Cottage / Rec. Properties
Status	Closed
Date Sold	July 21st, 2023

### Community Information

Address	24 Loganville Road
Area	Northern Region
District	108-Rural Pictou County
Sub-District	#45
City	West Branch
County	Pictou
Province	NS
Postal Code	B0K 1R0

### Amenities

Utilities	Electricity Connected
Parking Spaces	1
Parking	No Garage, Gravel, Single

### Interior

Interior Features	See Remarks
Appliances	Stove, Refrigerator
Heating	Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Basement	None

### Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Wooded
Roof	Metal
Construction	Other
Foundation	None

### School Information

Elementary	West Colchester Consolidated School
Middle	West Pictou Consolidated School
High	Northumberland Regional High School

## **Additional Information**

Zoning                      No zoning

## **Listing Details**

Listing Office              Hants Realty Ltd.

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