

\$449,900 - 30 Sawler Shore Road, Western Shore

MLS® #202300812

\$449,900

4 Bedroom, 1.50 Bathroom, 1,520 sqft

Residential on 0.23 Acres

A2, Western Shore, NS

Fully Furnished AirBnB with 50k+ annual revenue Welcome to your dream coastal home in Nova Scotia! Nestled in a serene and private location, this stunning ocean view property offers the perfect blend of character and modern updates. The heart of the home is the spacious and updated kitchen, complete with abundant counter space, updated appliances, and plenty of storage. The kitchen is open to the dining area, making it the perfect place to entertain guests and family. The living room is cozy and comfortable with a large sliding door that provides a breathtaking ocean view, From the master bedroom, catch a view of the historic and famous Oak Island. The home features 4 bedrooms, each one thoughtfully designed to provide ample space and privacy. The bedrooms are all well-lit and feature Ocean views, ensuring that you have plenty of storage space. The home also has 1.5 bathrooms, both of which have been updated to include the latest fixtures and finishes. One of the standout features of this home is the covered porch, which provides the perfect place to relax and take in the stunning ocean views, including Oak Island. Whether you are sipping your morning coffee or enjoying a glass of wine at sunset, the porch will quickly become "your" spot in the home. This home is located on a private year-round road and offers plenty of character, you'll love the tranquility and seclusion that this home provides. With 1520 sqft of living space, this home has been a successful Airbnb



generating \$58,000 in annual revenue for 2022. It's a great option for those who are looking for a Turnkey fully furnished vacation home or investment property. Don't miss your chance to own a piece of paradise. This home is the epitome of coastal living and is sure to provide you with endless memories

Essential Information

MLS® #	202300812
Price	\$449,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,520
Acres	0.23
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 6th, 2023

Community Information

Address	30 Sawler Shore Road
Area	South Shore
District	405-Lunenburg County
Sub-District	A2
City	Western Shore
County	Lunenburg
Province	NS
Postal Code	B0J 1K0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Gravel
View	Ocean
Waterfront	Access: Deeded

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Washer/Dryer, Range Hood, Refrigerator, Water Purifier, Water Softener
Heating	Furnace
# of Stories	1
Stories	1 3/4 Storey
Has Basement	Yes
Basement	Crawl Space, Full, Unfinished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Cleared, Level
Roof	Asphalt
Construction	Wood Siding
Foundation	Stone

Additional Information

Zoning	residential
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Listing Details

Listing Office	Chase Realty Limited
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