

\$345,000 - 4980 Dunmore Road, Lower South River

MLS® #202301006

\$345,000

3 Bedroom, 2.00 Bathroom, 1,184 sqft

Residential on 2.50 Acres

N/A, Lower South River, NS

Whether you are just starting out, downsizing, or looking for a rental income property, this immaculate 3 bedroom 2 full bathroom prefab home on a beautiful riverfront acreage is calling your name! Manufactured in 2021, overlooking 500 feet on South River, this property could be your own little slice of peaceful riverside paradise! Less than 10 minutes from downtown Antigonish and StFX University campus, and only 3 minutes from the Trans Canada Highway! This extremely well kept, cottage core styled Maple Leaf home is being sold FULLY FURNISHED and is MOVE-IN READY, with most furnishings purchased new less than a year ago! Please reach out for the full list of inclusions, as there are many! Owners have kept the property in pristine, smoke-free and pet-free condition. This house boasts a beautiful, spacious, open-concept layout that is perfect for entertaining. Or be entertained by the nature that surrounds you while you sit back and relax on the backyard deck with gazebo and BBQ (also included!) Stay cozy in the winter months with an efficient ductless dual heat pump mini-split (in addition to electronic baseboard heaters). 1 GB Fibre Link Internet service is available through Eastlink. This home sits on 2.5 acres of gorgeous land with a HUGE backyard lawn that is ready to be landscaped with your imagination! Whether it is cultivating a garden or building a fishing dock on the river, the possibilities are endless. This oasis overlooks South River, one of the



province's best kept secrets offering high quality angling for brook trout, Atlantic salmon, brown trout and rainbow trout. This is also an ideal opportunity if you're looking for a rental income property, whether to rent long term to students/faculty/local professionals, or renting short term as an AirBnb! Its close proximity to Antigonish and the Trans Canada Highway make it an ideal stopping place for summer vacationers travelling between Halifax and Cape Breton, or for visitors to St.FX University.

Built in 2021

Essential Information

MLS® #	202301006
Price	\$345,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,184
Acres	2.50
Year Built	2021
Type	Residential
Sub-Type	Mobile Home
Status	Closed
Date Sold	May 18th, 2023

Community Information

Address	4980 Dunmore Road
Area	Highland Region
District	302-Antigonish County
Sub-District	N/A
City	Lower South River
County	Antigonish
Province	NS
Postal Code	B2G 0B4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Partial Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	None

Additional Information

Zoning	RES
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Listing Details

Listing Office	RE/MAX Nova (Halifax)
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