

\$249,000 - 613 Main Street, Florence

MLS® #202301364

\$249,000

3 Bedroom, 2.00 Bathroom, 1,376 sqft

Residential on 1.07 Acres

N/A, Florence, NS

Very well maintained 3 bedroom, 2 bath home, sitting on a 1 acre lot , backing on to Florence Pond. Enter the home via the back door and descend to the basement or ascend to the eat in kitchen. Beyond the kitchen is a 4 piece bath and den, which could easily convert to a 4th bedroom. A large front living room spans the width of the home with a front porch entry and stairs to the second level. Two good sized bedrooms are located on the second level with a large landing and linen closet separating the bedrooms. The partially finished basement houses a newer bedroom , 3 piece bath and unfinished laundry area. There are beautiful hardwood floors throughout the home, vinyl in the kitchen and bath rooms, vinyl plank in the basement bedroom and no slip Berber carpet on the stairs. The home also has a generator panel. Outside you will find a paved driveway with parking area, a 2 vehicle garage and access to Florence Pond. This home was brought back to the studs in the 80s and rewired and insulated. The roof has architectural shingles, all windows appear to be Polytechnic, a 3 month old Mitsubishi heat pump with 2 interior heads, double bottom oil tank dated 2020 , the furnace burner is believed to have been replaced around 3 years ago. The basement got water last Fall and it was the first time it had ever happened to the owner's knowledge. In response an outside French drain was redone on one side in the fall 2022 and a new sump pump was installed. All listing details to be buyer verified.



Built in 1945

Essential Information

MLS® #	202301364
Price	\$249,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,376
Acres	1.07
Year Built	1945
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 7th, 2023

Community Information

Address	613 Main Street
Area	Cape Breton
District	205-North Sydney
Sub-District	N/A
City	Florence
County	Cape Breton
Province	NS
Postal Code	B1Y 1S4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Wired, Paved
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake

Interior

Interior Features	High Speed Internet
Heating	Forced Air, Furnace, Ductless
# of Stories	1
Stories	One and One Half

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	1 to 2.99 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	RUD
--------	-----

Listing Details

Listing Office	VALMAC REALTY LTD. - 16139
----------------	----------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Listing information last updated on October 23rd, 2025 at 4:32am ADT