

\$569,900 - 342 Ocean Beach Road, Bramber

MLS® #202302915

\$569,900

3 Bedroom, 1.00 Bathroom, 2,350 sqft

Residential on 11.89 Acres

V1, Bramber, NS

The Minas Basin boasting highest tides is one of Nova Scotia's best kept secrets! 342 Ocean Beach Road is located directly on the Minas Basin in Bramber. Gentle slope from your own property directly onto the beach of Mutton Cove. Spectacular sunsets from the expansive deck or from the second floor family room window seat. Total property size is 11.89 acres which offers so many opportunities to either share with your family and friends or create cottage rental properties. The home offers main floor large kitchen with lots of cupboards and an island. Entertainers delight! 2 Good size bedrooms, sunroom/office, 4-piece bath and laundry. Upstairs is a lovely large family room with cathedral ceiling and window seat. Lower level, heated by passive in-floor heat has the third bedroom, sauna, shower room, large storage area and walkout to interlocking brick patio. Enjoy some bass fishing, clamming, hiking on the beach at low tide, boating at high tide. Close by is Cambridge Cliffs Golf Course, Walton Pub, Shore Thing takeout and home to The Acoustic Maritime Music Festival. This property was pre-inspected and septic inspected as well with recommendations tended to. Reports available.



Built in 1993

Essential Information

MLS® #

202302915

Price	\$569,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	2,350
Acres	11.89
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 25th, 2023

Community Information

Address	342 Ocean Beach Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Bramber
County	Hants
Province	NS
Postal Code	B0N 2R0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
View	Bay, Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Access: Bay, Ocean Access

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Hot Water, In Floor
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	3
Stories	3 Storey
Has Basement	Yes

Basement Crawl Space, Full, Finished, Walk-Out Access

Exterior

Lot Description 10 to 49.99 Acres, Partially Cleared, Landscaped, Wooded
Roof Asphalt
Construction Wood Siding
Foundation Concrete Perimeter, Perimeter Wall

School Information

Elementary Dr. Arthur Hines School
Middle West Hants Middle School
High Avon View High School

Additional Information

Zoning GR

Listing Details

Listing Office Rose Real Estate Limited

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