

\$459,900 - 10 Lipkudamoonk Path, Clam Bay

MLS® #202303610

\$459,900

3 Bedroom, 2.00 Bathroom, 1,508 sqft

Residential on 2.81 Acres

35-A, Clam Bay, NS

Modern living meets coastal paradise here at Abbecombec Ocean Village. This private and gated community features miles of white sandy beaches, endless hiking trails and unmatched peace and tranquility. One level living at its finest, this picturesque new construction build offers the perfect year round home or vacation oasis in the heart of Nova Scotia's Eastern Shore. This hidden gem sits just minutes from Musquodoboit harbour and all amenities and only 45 minutes to Dartmouth. Up your large driveway with ample parking sits a beautifully hand crafted bungalow nestled on a huge level private lot. Listen to the waves crash along the beach shore from your front or rear patio. A wide open concept greets you as you enter the home. Modern finishes are found throughout included a gorgeous accent wall overlooking the great room. Three generously sized bedrooms are wonderfully laid out including primary bedroom with ensuite. One additional four piece bath sits adjacent the great room and nestled between the second and third bedroom. Utility bills won't be a concern as this over 1500 energy efficient new build offers a ductless mini split and tons of natural solar light that will pour into the home during those long chilly winters. This functional design offers great flexibility to the empty nesters looking to downsize, your affordable vacation dream home or the first time home buyer/young professional who might work from home? Did I mention the SS appliances are included? All this and you have a new home



warranty to only add further peace of mind that youâ€™ve made the right investment. This large private lot offers plenty of space to add a detached garage, shed or even a pool. Donâ€™t miss out on your chance to own your brand new home or cottage without a 12 month wait!

Essential Information

MLS® #	202303610
Price	\$459,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,508
Acres	2.81
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 1st, 2023

Community Information

Address	10 Lipkudamoonk Path
Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-A
City	Clam Bay
County	Halifax
Province	NS
Postal Code	B0J 2L0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	Ensuite Bath, High Speed Internet
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Heating	Ductless
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

School Information

Elementary	Oyster Pond Academy
Middle	Oyster Pond Academy
High	Eastern Shore District High School

Additional Information

Zoning	MU
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Listing Details

Listing Office	Royal LePage Atlantic
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