

# \$264,500 - 7037 311 Highway, West Earltown

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MLS® #202304861

## \$264,500

3 Bedroom, 2.00 Bathroom, 1,293 sqft  
Residential on 0.75 Acres

N/A, West Earltown, NS

Nestled in amongst the trees in a very nice private setting, you will find this sweet home with many upgrades. The most recent upgrades are as such: 2017 - All new windows. 2019 - Hot water tank, flooring throughout. 2020 - New main floor bathroom with custom walk-in shower. 2021 - New front door, waterlines upgraded from copper to pex, garage space refurbished into a family room, insulation in basement family room and bathroom exterior walls. 2022 - New full bath in basement, new flooring in basement, new staircase, new back deck, fascia board replaced. The roof and sun tunnels were installed in 2012. If that wasn't enough, the home is conveniently located less than a 10 minute drive from the beautiful harbor front village of Tatamagouche and only 20 minutes to Truro, the hub of Nova Scotia. Also a close commute to Wentworth Ski Hill, any number of beaches, and the snowmobile/ATV trails are also near by. This property seems to be offering a little something for everybody so don't miss out!



## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | 202304861 |
| Price      | \$264,500 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |                         |
|----------------|-------------------------|
| Square Footage | 1,293                   |
| Acres          | 0.75                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | July 17th, 2023         |

### Community Information

|              |                         |
|--------------|-------------------------|
| Address      | 7037 311 Highway        |
| Area         | Northern Region         |
| District     | 103-Malagash, Wentworth |
| Sub-District | N/A                     |
| City         | West Earltown           |
| County       | Colchester              |
| Province     | NS                      |
| Postal Code  | B0K 1V0                 |

### Amenities

|           |                           |
|-----------|---------------------------|
| Utilities | Electric, Cable Connected |
| Parking   | No Garage, Dirt           |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | High Speed Internet       |
| Appliances        | Dishwasher, Dryer, Washer |
| Heating           | Baseboard, Stove          |
| Fireplace         | Yes                       |
| Fireplaces        | Wood Burning Stove        |
| Stories           | Split Entry               |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                 |   |
|-----------------|---|
| Lot Description | 0.5 to 0.99 Acres, Partially Cleared, Hardwood Bush, Partial Landscaped, Sloping/Terraced, Wooded |
| Roof            | Asphalt   |
| Construction    | Other   |
| Foundation      | Concrete Perimeter  |

### Additional Information

Zoning                      rural

## **Listing Details**

Listing Office              Sunrise Brokerage & Sales Ltd.

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