

\$236,900 - 1304 Hwy#209 Highway, New Salem

MLS® #202305384

\$236,900

2 Bedroom, 1.00 Bathroom, 1,648 sqft

Residential on 0.47 Acres

N/A, New Salem, NS

Welcome to 1304 Hwy 209 in New Salem!
New Salem is a small close knit community that strives on neighbors helping neighbors making it a great safe choice for a family! The home is only 11 years old and sits on a beautiful riverfront property which also offers various fruit trees, raised garden beds and high bush blueberries. The main floor of the home boasts an open concept kitchen and living room with a large washroom complete with a jacuzzi tub. The top level features a large primary bedroom with his and hers closets, a second bedroom and a large sitting area at the top of the stairs which could be purposed many different ways. The home has a high efficiency heating system which drastically reduces energy costs in the colder months. The barn style garage was built in 2006 and has two levels for maximum use of space. The large deck is a perfect spot entertain on a summers eve with the gentle sounds of the water bubbling down the river! The perfect place to spend your days gardening and your evenings relaxing and enjoying what county living has to offer!



Built in 2012

Essential Information

MLS® #	202305384
Price	\$236,900
Bedrooms	2

Bathrooms	1.00
Full Baths	1
Square Footage	1,648
Acres	0.47
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 2nd, 2023

Community Information

Address	1304 Hwy#209 Highway
Area	Northern Region
District	102S-South of Hwy 104, Parrsboro and Area
Sub-District	N/A
City	New Salem
County	Cumberland
Province	NS
Postal Code	B0M 1S0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Single, Gravel
# of Garages	1

Interior

Appliances	Dishwasher, Washer/Dryer, Microwave, Refrigerator/Stove Combo
Heating	Baseboard, Forced Air, Furnace
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full

Exterior

Lot Description	Under 0.5 Acres, Cleared, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Advocate District School
High	Advocate District School

Additional Information

Zoning	residential
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Listing Details

Listing Office	Royal LePage Cumberland Realty Ltd.
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