

# \$225,000 - 7646 Highway 3, Martins River

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MLS® #202305536

## \$225,000

4 Bedroom, 1.50 Bathroom, 1,513 sqft

Residential on 1.31 Acres

B3, Martins River, NS

Location, location, location, this property definitely has that!! Within 6 minutes to Picturesque Mahone Bay with all it has to offer and 3 mins to highway 103 for easy commuting. This L shaped bungalow sits on just over an acre of land. With the 4 bedrooms, 1 full bathroom and a partial 2nd bathroom it has space for the entire family. The rooms are all a good size and it is main level living, no need to be up and down stairs (there is a full walk out basement but the ceiling height is only about 6'). There is plenty of area for kids and pets to play, ample parking and lots of space for a garden. The home needs upgrading but it has great potential for the right buyer. The South Shore is the perfect spot to call home with the many trails/parks/beaches/lakes to explore. If you like to keep busy there are events happening around the South Shore all year long. This is such a central location, Ski Martock is only 45 mins or 1 hr and you're in the heart of Halifax or to the Annapolis Valley! Call your agent today to book your appointment.



Built in 1965

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | 202305536 |
| Price     | \$225,000 |
| Bedrooms  | 4         |
| Bathrooms | 1.50      |

|                |                         |
|----------------|-------------------------|
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,513                   |
| Acres          | 1.31                    |
| Year Built     | 1965                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | June 6th, 2023          |

### Community Information

|              |                      |
|--------------|----------------------|
| Address      | 7646 Highway 3       |
| Area         | South Shore          |
| District     | 405-Lunenburg County |
| Sub-District | B3                   |
| City         | Martins River        |
| County       | Lunenburg            |
| Province     | NS                   |
| Postal Code  | B0J 2E0              |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Utilities | Electric, Electricity Connected, Phone Connected |
| Parking   | No Garage, Gravel                                |

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | High Speed Internet               |
| Appliances        | Stove                             |
| Heating           | Baseboard, Forced Air             |
| Has Basement      | Yes                               |
| Basement          | Full, Unfinished, Walk-Out Access |

### Exterior

|                 |                                                                |
|-----------------|----------------------------------------------------------------|
| Lot Description | 1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Wooded |
| Roof            | Asphalt                                                        |
| Construction    | Vinyl Siding                                                   |
| Foundation      | Concrete Perimeter                                             |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Bayview Community School   |
| Middle     | Bayview Community School   |
| High       | Park View Education Centre |

**Additional Information**

|        |     |
|--------|-----|
| Zoning | Res |
|--------|-----|

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | EXIT Realty Inter Lake |
|----------------|------------------------|

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