

# \$329,900 - 56 Judge Fulton Rd, Bass River

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MLS® #202305747

**\$329,900**

4 Bedroom, 1.50 Bathroom, 1,632 sqft

Residential on 1.30 Acres

N/A, Bass River, NS

Welcome to 56 Judge Fulton Rd, a stately 2 storey farmhouse that offers the perfect blend of character and modern amenities. This charming property features 4 spacious bedrooms, 1.5 baths, and a new steel roof that offers peace of mind for years to come. The heating system consists of a wood/oil combination furnace and the newer windows help to keep the home energy efficient. There is also a bonus room at the back deck that has a hot tub. The property boasts over 100ft of river frontage which has been thoughtfully reinforced to reduce erosion, providing a serene and picturesque view. The 2 large garages/outbuildings are a real highlight of the property, with one featuring a loft and heated with a wood furnace, while both buildings come wired for your convenience. Located in the scenic community of Bass River, you'll enjoy the tranquil setting and stunning natural beauty of the area. Bass River is known for its excellent fishing, boating, and outdoor activities - providing the perfect escape from the hustle and bustle of city living. If you're looking for a change of pace and want to enjoy country living close to the amenities of the city, 56 Judge Fulton Rd is the perfect place for you. The property is being sold as an estate sale in "as is, where is" condition. Don't miss your chance to own this incredible property - come and see it for yourself today!



## Essential Information

MLS® #	202305747
Price	\$329,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,632
Acres	1.30
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 22nd, 2023

### Community Information

Address	56 Judge Fulton Rd
Area	Northern Region
District	104-Truro/Bible Hill/Stewiacke
Sub-District	N/A
City	Bass River
County	Colchester
Province	NS
Postal Code	B0M 1B0

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Wired, Gravel, Multiple Driveways
Is Waterfront	Yes
Waterfront	River Front

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Walk-Out Access

### Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

**Additional Information**

Zoning	Rural
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**Listing Details**

Listing Office	Royal LePage Atlantic (Enfield)
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