

# \$197,500 - 1056 Mood Road, Summerville

MLS® #202307504

## \$197,500

2 Bedroom, 1.00 Bathroom, 720 sqft  
Residential on 0.37 Acres

Summerville, Summerville, NS

Air bnb potential! Great opportunity to own a lakefront property only 10 minutes from Yarmouth! Wake up every morning to beautiful sunrises and the sound that only lakefront nature can provide! There have been many recent upgrades including a new drilled well, siding, roof, electrical and a heat pump for heating and cooling. The property is nicely tucked in with a privacy fence, great for keeping kids and pets safe. Inside you will find a very open concept main living space, large bathroom and two bedrooms, one of which has its own entrance. Some projects have not been completed so you can customize this home just to your taste. This floor plan works great for retirement living and the property has minimal landscape maintenance required.



Built in 1968

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 202307504   |
| Price          | \$197,500   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 720         |
| Acres          | 0.37        |
| Year Built     | 1968        |
| Type           | Residential |

|           |                         |
|-----------|-------------------------|
| Sub-Type  | Single Family Residence |
| Style     | Bungalow                |
| Status    | Closed                  |
| Date Sold | June 20th, 2023         |

### Community Information

|              |                |
|--------------|----------------|
| Address      | 1056 Mood Road |
| Area         | Yarmouth       |
| District     | County Hwy 3   |
| Sub-District | Summerville    |
| City         | Summerville    |
| County       | Yarmouth       |
| Province     | NS             |
| Postal Code  | B5A 5J4        |

### Amenities

|               |                                                                   |
|---------------|-------------------------------------------------------------------|
| Utilities     | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking       | No Garage, Gravel                                                 |
| View          | Lake                                                              |
| Is Waterfront | Yes                                                               |
| Waterfront    | Lake, Lake Privileges                                             |

### Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | High Speed Internet          |
| Appliances        | Electric Range, Washer/Dryer |
| Heating           | Ductless, Stove              |
| Fireplace         | Yes                          |
| Fireplaces        | Wood Burning Stove           |
| Has Basement      | Yes                          |
| Basement          | Crawl Space                  |

### Exterior

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Under 0.5 Acres, Landscaped |
| Roof            | Asphalt                     |
| Construction    | Vinyl Siding                |
| Foundation      | Block                       |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Plymouth School |
|------------|-----------------|

|        |                                     |
|--------|-------------------------------------|
| Middle | Drumlin Heights Consolidated School |
| High   | Drumlin Heights Consolidated School |

**Additional Information**

|        |             |
|--------|-------------|
| Zoning | Residential |
|--------|-------------|

**Listing Details**

|                |               |
|----------------|---------------|
| Listing Office | Modern Realty |
|----------------|---------------|

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