

\$309,900 - 347 Patrice Rd, Church Point

MLS® #202307512

\$309,900

4 Bedroom, 2.00 Bathroom, 1,823 sqft

Residential on 2.83 Acres

V4, Church Point, NS

Welcome to 347 Patrice Road. This charming family home has been well cared for and it is easy to see with many recent and ongoing upgrades. Walking in you are immediately greeted by the high ceilings in the foyer, that also doubles as a laundry room. The foyer leads into the kitchen that includes all new stainless-steel appliances as well as a new natural wood counter top on the island. Off the kitchen you will find the first large bedroom and a half bath that is currently in the process of being renovated into a full bath for added convenience. The large dining room, also located off the kitchen, is attached to the lovely living room as well as the sun room. This home has plenty of character. It features crown mouldings, hardwood floors, and lots of windows that provide natural lighting throughout the house. Upstairs you will find 3 more bedrooms as well as a bonus room. Many rooms have already been painted, and a few more will also be painted prior to closing. There is a full walk out basement that gives you ample space for storage. The oil tank was replaced only two years ago and the chimney was cleaned in the last year. The property is almost 3 acres in size with plenty of room for gardening and boasts a large post and beam barn that is ready to take on your next project. With lots of space and many recent upgrades, this would be a great family home, hobby farm, or income property as it is walking distance from the university and a short drive to all local amenities. Book your showing today!



Built in 1910

Essential Information

MLS® #	202307512
Price	\$309,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,823
Acres	2.83
Year Built	1910
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 27th, 2023

Community Information

Address	347 Patrice Rd
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Church Point
County	Digby
Province	NS
Postal Code	B0W 1M0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Wired

Interior

Interior Features	High Speed Internet
Heating	Hot Water
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres
Roof	Asphalt
Foundation	Stone

Additional Information

Zoning	Residential
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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