

# \$539,900 - 1073 Southampton Road, Amherst Point

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MLS® #202307520

**\$539,900**

4 Bedroom, 2.00 Bathroom, 2,758 sqft

Residential on 26.00 Acres

N/A, Amherst Point, NS

STUNNING FARMHOUSE JUST OUTSIDE OF AMHERST! This incredible home has been methodically renovated to maintain the character that you would expect to find in a "Country Farmhouse" with the comforts of newer construction! Beyond the obvious finish work, plumbing, wiring, insulation have all been done along with the addition of a central heat-pump! The 26-acre parcel is ideal for anyone looking to hobby farm, live off the land or just loves the outdoors and provides breathtaking views of the Tantramar Marsh and Chignecto Basin, the sunsets are incredible! You are just minutes from downtown Amherst, the Trans-Canada Highway and the Amherst Point Bird sanctuary is seconds away with great hiking trails! Stepping inside, a great open concept with dining open to the kitchen featuring a breakfast nook with a view! A main level suite with 3-piece bath is on the back of the home and a spacious bright living room with office nook on the front. Second level has been vaulted with gorgeous interior windows offering two guest beds, large primary bed, laundry room and full bath! AN EXTREMELY RARE FIND!



## Essential Information

MLS® # 202307520

Price \$539,900

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,758
Acres	26.00
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 29th, 2023

### Community Information

Address	1073 Southampton Road
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Amherst Point
County	Cumberland
Province	NS
Postal Code	B4H 3Y4

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Triple, Paved
# of Garages	3

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Refrigerator
Heating	Heat Pump
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

### Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Partial Landscaped
Roof	Asphalt
Construction	Vinyl Siding

Foundation                Concrete Perimeter, Stone

**School Information**

Elementary                West End Memorial School  
Middle                    E. B. Chandler Junior High School  
High                        Amherst Regional High School

**Additional Information**

Zoning                    Res

**Listing Details**

Listing Office            Royal LePage Cumberland Realty Ltd.

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