

# \$399,900 - 156 Nebooktook Walk, Clam Bay

MLS® #202307943

**\$399,900**

3 Bedroom, 1.00 Bathroom, 1,224 sqft  
Residential on 3.27 Acres

35-A, Clam Bay, NS

Your seaside haven awaits at Nebooktook Way in the beautiful gated community of Abbecombec Village, Clam Bay. Affordable 3 bedroom, 1 bath, Dow and Duggan log bungalow is situated on 3.26 acres with waterfrontage. Hit the “ahhhh” button you have it all covered here in this complete lifestyle package. Wonderful for downsizers or those simply wishing to escape the hustle and bustle. Arrive home to the natural surroundings of life amongst trees, nature and the sea air. Feel secured by the generac system and propane stove during power outages. Big ticket system items already complete for you: septic, roof, windows, ductless heat pump on main and lower level. Additional living space in partially completed basement with roughed in second bath.



## Essential Information

MLS® #	202307943
Price	\$399,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,224
Acres	3.27
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow

Status	Closed
Date Sold	September 25th, 2023

### Community Information

Address	156 Nebooktook Walk
Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-A
City	Clam Bay
County	Halifax
Province	NS
Postal Code	B0J 2L0

### Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Gravel
# of Garages	1
View	Other
Is Waterfront	Yes
Waterfront	Lake

### Interior

Appliances	Gas Cooktop, Oven, Dishwasher, Dryer - Electric, Washer, Refrigerator, Water Softener
Heating	Fireplace(s), Ductless
Fireplace	Yes
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Unfinished

### Exterior

Lot Description	3 to 9.99 Acres, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

### School Information

Elementary	Oyster Pond Academy
Middle	Oyster Pond Academy
High	Eastern Shore District High School

### **Additional Information**

Zoning	R1
HOA Fees	600

### **Listing Details**

Listing Office	Keller Williams Select Realty
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