

# \$359,000 - 1105 Stoney Island Road, Clam Point

MLS® #202309108

**\$359,000**

3 Bedroom, 1.00 Bathroom, 988 sqft

Residential on 1.37 Acres

G2, Clam Point, NS

Here's your opportunity to own a turn-key 3 spacious bedrooms 1 full bath bungalow on the beautiful Atlantic Ocean. This home is on 1.4 acres down a gravel driveway with privacy all around you. Completely renovated in the last 18 months you will enjoy open concept living that opens to a deck with ocean views and activity of the fishing boats right on your doorsteps. Clam Point is known for its hidden gem of white sand beaches along the shoreline. There is a detached 20 x 24 single garage with a workout room, and man cave area with wood stove, with a 12 x 24 addition, gravel floor for additional storage. The crawl space has a heavy duty vapour barrier and houses the plumbing components. There is so much to love about this property. Don't miss this opportunity to own a home where you will feel like you live on vacation all the time.



Built in 1992

## Essential Information

MLS® #	202309108
Price	\$359,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	988
Acres	1.37
Year Built	1992

Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 22nd, 2023

### Community Information

Address	1105 Stoney Island Road
Area	South Shore
District	407-Shelburne County
Sub-District	G2
City	Clam Point
County	Shelburne
Province	NS
Postal Code	B0W 1N0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Gravel
# of Garages	1
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard
Has Basement	Yes
Basement	Crawl Space, Unfinished

### Exterior

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

### School Information

Elementary	Clark'S Harbour Elementary School
Middle	Barrington Municipal High School
High	Barrington Municipal High School

**Additional Information**

Zoning	Res
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**Listing Details**

Listing Office	EXIT Realty Inter Lake (Barrington Passage)
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