

\$214,900 - 91 Passage Road, Watt Section

MLS® #202309442

\$214,900

3 Bedroom, 1.00 Bathroom, 764 sqft

Residential on 1.04 Acres

35-C, Watt Section, NS

Welcome home to this sweet & cozy 3 bedroom, 1.5 storey house on Passage Road in Watt Section. Only a quick drive from Sheet Harbour and all amenities in the village.

Situated on a lovely 1+ acre lot of land with paved driveway, 3 sheds, wrap around deck, and a second gravel driveway with gravel pad which is the perfect spot to build a garage.

Inside on the main level you will walk into the porch that leads to the combined kitchen and dining area with beautiful birch cabinets, and a good size living room. Upstairs features 3 bedrooms, a ductless heat pump and a 4 piece bathroom with separate walk-in shower.

This second level will require updating to suit a new owners tastes. This home has a full concrete basement that houses the laundry area and oil/wood combination forced air furnace. All appliances are included and the generator and ride-on mower are negotiable.

Great little starter home on a parklike lot, start enjoying home ownership on the Eastern Shore.



Essential Information

MLS® #	202309442
Price	\$214,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	764

Acres	1.04
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 12th, 2023

Community Information

Address	91 Passage Road
Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-C
City	Watt Section
County	Halifax
Province	NS
Postal Code	B0J 3B0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel, Paved

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Forced Air, Ductless
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

School Information

Elementary	Marine Drive Academy
Middle	Marine Drive Academy

High Marine Drive Academy

Additional Information

Zoning RE/MU

Listing Details

Listing Office Century 21 Trident Realty Ltd.

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