

\$399,900 - 7944 Hwy#209 Highway, Wards Brook

MLS® #202311936

\$399,900

3 Bedroom, 2.00 Bathroom, 1,547 sqft

Residential on 10.11 Acres

N/A, Wards Brook, NS

Oceanfront property boasting 10.11 acres of enchanting lands overlooking Cape Split. A drive up the long drive is like a step back in time to when life was simple. At the end of the drive one will find a modest farm house with a large sunroom overlooking the view of the rolling property and Bay of Fundy. The home is a 3 bedroom two bath home with a brand new looking foundation, newer oil furnace, new oil barrel in 2018, updated electrical with generator backup, steel roof on main house and mostly updated windows. The home is heated primarily via the oil furnace however there are also two wood stoves to help on those chilly winter nights. Enjoy your days in the large sunroom taking in the serenity of these private lands and water views. Priced to sell quickly



Essential Information

MLS® #	202311936
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,547
Acres	10.11
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Date Sold August 1st, 2023

Community Information

Address 7944 Hwy#209 Highway
Area Northern Region
District 102S-South of Hwy 104, Parrsboro and Area
Sub-District N/A
City Wards Brook
County Cumberland
Province NS
Postal Code B0M 1S0

Amenities

Utilities Electricity Connected, Phone Connected
Parking Spaces 1
Parking Gravel, Single
View Ocean
Is Waterfront Yes
Waterfront Ocean Front, Stream/Pond

Interior

Appliances Washer/Dryer, Refrigerator/Stove Combo, Water Purifier
Heating Forced Air, Furnace, Stove
Fireplace Yes
Fireplaces Wood Burning Stove
of Stories 1
Stories One and One Half
Has Basement Yes
Basement Full, Unfinished

Exterior

Lot Description 10 to 49.99 Acres, Partially Cleared, Rolling Slope
Roof Asphalt, Metal
Construction Shingle Siding
Foundation Concrete Perimeter

School Information

Elementary Parrsboro Regional Elementary School
High Parrsboro Regional High School

Additional Information

Zoning residential

Listing Details

Listing Office Royal LePage Cumberland Realty Ltd.

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