

# \$149,900 - 1235 Wyvern Road, Collingwood

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MLS® #202312863

**\$149,900**

2 Bedroom, 1.00 Bathroom, 863 sqft

Residential on 0.53 Acres

N/A, Collingwood, NS

**PRIVACY AND 200 FEET ON A BABBLING BROOK!** This is what you can expect with this cozy, two-bed, one-bath home/cottage.

Tucked away on a private lot, the chance to make memories as this family has done for over 50 years awaits. This property provides open sunny space to enjoy as well as treed space by the babbling brook for fishing and relaxing. Plenty of space to bring in an RV for family or friends. You enter the home through a wrap-around, enclosed sun porch which leads to the open-concept living room/kitchen. In addition to the indoor bath, there is a well-kept outhouse with attached woodshed when the need arises. Upgrades include metal roof in 2018; bathroom in 2020; 100 amp electrical panel in 2021; laminate, vinyl flooring, three back windows and kitchen counter in 2022. The water is drawn from the spring-fed brook via 2014 pump. There is an inline filter allowing the water to be drinkable. The home is heated with the wood stove and electric fireplace for those cooler evenings. Collingwood Corner is only 1hr 22min from the Halifax Airport, 50 mins to Truro and the seaside village of Tatamagouche, 30 minutes to Amherst and 30-40 minutes to many beaches along the northern shoreline. Give us a call for a viewing of your next chapter! Note: The access road to the cottage is not plowed in winter.



Built in 1972

**Essential Information**

MLS® #	202312863
Price	\$149,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	863
Acres	0.53
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 15th, 2024

**Community Information**

Address	1235 Wyvern Road
Area	Northern Region
District	102S-South of Hwy 104, Parrsboro and Area
Sub-District	N/A
City	Collingwood
County	Cumberland
Province	NS
Postal Code	B0M 1E0

**Amenities**

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Parking Spaces(s), Other
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access, Stream/Pond

**Interior**

Interior Features	High Speed Internet
Appliances	Electric Range, Microwave, Refrigerator
Heating	Stove
Fireplace	Yes
Fireplaces	Electric, Wood Burning
# of Stories	1
Stories	One

Basement	None
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## Exterior

Exterior Features	Barbecue
Lot Description	0.5 to 0.99 Acres, Cleared, Level
Roof	Metal
Construction	Shingle Siding
Foundation	Block

## School Information

Elementary	Junction Road Elementary School
Middle	Springhill Junior-Senior High School
High	Springhill Junior-Senior High School

## Additional Information

Zoning	Res
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## Listing Details

Listing Office	RE/MAX County Line Realty Ltd.
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