

\$185,000 - 806 3 Highway, Birchtown

MLS® #202313252

\$185,000

3 Bedroom, 1.00 Bathroom, 1,519 sqft

Residential on 3.96 Acres

F3, Birchtown, NS

Welcome to 806 Birchtown! This stunning 4-acre home has undergone recent renovations and is now ready for you to move in and make it your own. With its charming features and beautiful surroundings, this property offers a truly enchanting living experience. As you step through the front door, you'll be greeted by an abundance of natural light that floods the living room, den, and spacious office. The well-appointed kitchen is perfect for culinary adventures, while the conveniently located laundry room adds a touch of convenience to your daily routine. And don't forget to indulge in relaxation in the bathroom, which boasts a clawfoot tub—a delightful nod to the home's history. Venturing upstairs, you'll discover three cozy bedrooms, each offering a private retreat. The hallway storage ensures that your belongings are neatly organized, while the generously sized bonus room attached to the primary bedroom offers endless possibilities—create a private sanctuary, a hobby space, or an additional office area to suit your needs. Step outside onto the back deck, where you'll be greeted by breathtaking views of the beautifully landscaped yard. Immerse yourself in the rich farming history of the area as you admire the apple trees, grape vines, cherry trees, high bush blueberries, pear tree, and raspberry bushes—all within sight of the spacious backyard. It's a gardener's paradise, ready to be enjoyed and appreciated. Location is key, and 806 Birchtown delivers. Just a short drive



away, you'll find a park with stunning ocean vistas, offering the perfect backdrop for leisurely strolls or picnics by the water. The charming seaside town of Shelburne is conveniently located within 5 kilometers, providing a hospital, schools, and everything else you may need for everyday living.

Essential Information

MLS® #	202313252
Price	\$185,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,519
Acres	3.96
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 26th, 2024

Community Information

Address	806 3 Highway
Area	South Shore
District	407-Shelburne County
Sub-District	F3
City	Birchtown
County	Shelburne
Province	NS
Postal Code	N0T 1W0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Dirt, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Oven, Dishwasher, Dryer, Washer, Refrigerator

Heating	Forced Air, Furnace
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Unfinished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Partially Cleared, Partial Landscaped
Roof	Asphalt
Construction	Shingle Siding, Vinyl Siding
Foundation	Block, Stone

School Information

Elementary	Hillcrest Academy
Middle	Shelburne Regional High School
High	Shelburne Regional High School

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Royal Lepage Atlantic (Mahone Bay)
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