

\$449,900 - 173 New Harbour Road, Blandford

MLS® #202314408

\$449,900

2 Bedroom, 1.50 Bathroom, 963 sqft

Residential on 0.79 Acres

A2, Blandford, NS

Welcome to 173 New Harbour Road in the charming town of Blandford, Nova Scotia. This property is indeed a fantastic real estate opportunity, and it's clear that it has been meticulously updated and maintained. This 2-bedroom bungalow offers a warm and welcoming atmosphere, with a well-appointed kitchen featuring wood cabinetry and stainless steel appliances, complete with a charming built-in dining nook. The bright and airy living room showcases gleaming hardwood floors, while the main floor offers the convenience of laundry facilities. The addition of spray foam insulation, newer vinyl windows, and updated plumbing not only contribute to energy efficiency but also ensure the home is comfortable year-round. The metal roof, high-efficiency propane furnace, and water heater, along with the 200 amp service and generator panel, provide peace of mind for any homeowner. The new well pump and water system are excellent upgrades for functionality. The charming 2-story barn adds another layer of versatility to this property. The potential is endless, whether you choose to use it as an Airbnb, guest house, or an additional entertaining space. This property is over an acre, giving you and your guest lots of space to enjoy. The barn has been updated with new siding and windows, and its upper level offers a recreational room, a loft space serving as a bedroom, and a new deck providing breathtaking ocean views. The barn showcases exquisite exposed beams and



offers potential for the addition of a bathroom. Adjacent to the barn, the potting shed is a nice touch for those with green thumbs. The proximity to the Lagoon Loop and its scenic trail along the ocean is a fantastic feature for nature enthusiasts. And of course, the nearby Bayswater Beach is a true gem of Nova Scotia. This property seems to offer a unique blend of modern comfort and coastal charm. It's definitely a must-see in person to fully appreciate its allure. Book today to schedule your viewing.

Built in 1929

Essential Information

MLS® #	202314408
Price	\$449,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	963
Acres	0.79
Year Built	1929
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 24th, 2023

Community Information

Address	173 New Harbour Road
Area	South Shore
District	405-Lunenburg County
Sub-District	A2
City	Blandford
County	Lunenburg
Province	NS

Postal Code	B0J 1T0
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Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Circular Driveway, Gravel
View	Ocean

Interior

Interior Features	High Speed Internet
Appliances	Water Heater, Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Partial

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	R1
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Listing Details

Listing Office	Bryant Realty Atlantic
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