

\$249,900 - 645 Veteran Memorial Drive, Arichat

MLS® #202315260

\$249,900

3 Bedroom, 1.50 Bathroom, 1,131 sqft

Residential on 0.38 Acres

N/A, Arichat, NS

Experience Sustainable Living in Historic Arichat with Unmatched Ocean Views
Discover a lifestyle where the worry of electric and heating bills becomes a thing of the past! Nestled in the historic charm of Arichat, this remarkable 3-bedroom+ home presents an unparalleled opportunity to live sustainably while indulging in panoramic ocean views. The centerpiece of this eco-friendly haven is a newly installed solar panel system, ensuring not just energy efficiency but also a worry-free lifestyle. Coupled with upgraded electrics, this home is designed for those who seek a seamless blend of modern comfort and environmental responsibility. Upon entering, the main floor welcomes you with two bedrooms and a full bath, offering a practical alternative to the traditional bungalow layout. The upper floor unfolds with a third bedroom, an office/living area with a convenient half bath—ideal for remote workers, teenagers, or guests. Keeping the entire house comfortably warm comes effortlessly, thanks to TWO heat pumps and floorboards that operate entirely FOR FREE! Even hot water is taken care of with the electric system. For those seeking a change in ambiance, a newly installed wood-burning fireplace awaits your cozy moments. As you bask in the warmth of your eco-friendly abode, relish the breathtaking southern exposures of the ocean from the living room and deck. Enjoy sunshine year-round, creating an inviting atmosphere that complements the serene views. The high



and dry basement is ready to be transformed into additional living space, allowing you to customize your home to suit your evolving needs. Imagine the potential for creating a space that caters to your hobbies, interests, or even a dedicated home office. Embracing the future of transportation, consider the convenience of owning an electric car. Just plug in overnight, and you'll never have to pay for gas at the pumps again. Adding to the sustainable lifestyle, there's even a vegetable garden, making this home

Built in 1947

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 202315260 |
| Price | \$249,900 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,131 |
| Acres | 0.38 |
| Year Built | 1947 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Date Sold | July 4th, 2024 |

Community Information

| | |
|--------------|---|
| Address | 645 Veteran Memorial Drive |
| Area | Highland Region |
| District | 305-Richmond County / St. Peters & Area |
| Sub-District | N/A |
| City | Arichat |
| County | Richmond |
| Province | NS |
| Postal Code | B0E 1A0 |

Amenities

| | |
|---------------|---|
| Utilities | Cable Connected, Electricity Connected, Phone Connected |
| Parking | No Garage, Gravel |
| View | Harbour, Ocean |
| Is Waterfront | Yes |
| Waterfront | Ocean Front, Ocean Access |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks, High Speed Internet |
| Appliances | Stove, Dryer - Electric, Washer, Freezer - Chest, Refrigerator |
| Heating | Baseboard, Fireplace(s), Ductless |
| Cooling | Ductless |
| Fireplace | Yes |
| # of Stories | 1 |
| Stories | One and One Half |
| Has Basement | Yes |
| Basement | Full |

Exterior

| | |
|-----------------|--|
| Lot Description | 0.5 to 0.99 Acres, Cleared, Sloping/Terraced |
| Roof | Asphalt |
| Construction | Vinyl Siding |
| Foundation | Concrete Perimeter |

School Information

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|------------|------------------------------------|
| Elementary | Felix Marchand Education Centre |
| Middle | Richmond Education Centre/ Academy |
| High | Richmond Education Centre/ Academy |

Additional Information

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| Zoning | RES |
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Listing Details

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|----------------|--------------------|
| Listing Office | Cape Breton Realty |
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