

\$229,900 - 23256 Highway 7, Watt Section

MLS® #202315870

\$229,900

3 Bedroom, 1.00 Bathroom, 1,074 sqft

Residential on 0.55 Acres

35-C, Watt Section, NS

Views of the water at this well looked after home on the hill near the Village of Sheet Harbour and all amenities. This 3 bedroom, one bathroom bungalow has seen many changes in the last few years and is move-in ready with new roof shingles in the Spring of 2023. The outside is picture perfect with new landscaping, gravel driveway from Highway 7 to Saint Andrews Loop, two sheds (one with new shingles and new sheeting) and don't forget about the amazing views of the harbour. This property states in the Deed that the property begins at high water mark, making this a waterfront property (across the road) and there is potential to install a floating dock to enjoy the water by boat, kayaking, paddle boarding and swimming. Inside the cute home you will find refinished hardwood floors, new heat pump in living room, an eat-in kitchen with updated cabinetry, counter top and added shelving. Down the hall you will find a 4 piece bathroom, primary bedroom with views of the water and two other good size bedrooms. In the basement is a rec room with a Wett Certified wood stove to keep you cozy in the Winter months, laundry area and a walkout to the outside. Begin your east coast journey here!

Built in 1964

Essential Information

MLS® #

202315870



Price	\$229,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,074
Acres	0.55
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 12th, 2023

Community Information

Address	23256 Highway 7
Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-C
City	Watt Section
County	Halifax
Province	NS
Postal Code	B0J 3B0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Multiple Driveways
View	Harbour
Is Waterfront	Yes
Waterfront	Across Road, Access: Harbour, Ocean Access

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Refrigerator
Heating	Baseboard, Ductless, Hot Water, Radiant
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Marine Drive Academy
Middle	Marine Drive Academy
High	Marine Drive Academy

Additional Information

Zoning	RE
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Listing Details

Listing Office	Century 21 Trident Realty Ltd.
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