

# \$210,000 - 825 Highway 3, Birchtown

---

MLS® #202316688

## \$210,000

1 Bedroom, 1.00 Bathroom, 840 sqft

Residential on 3.16 Acres

F3, Birchtown, NS

This one bedroom log home, with some recent updates, is located in the nice community of Birchtown and only a 7 minute drive from the Town of Shelburne. The main living area is open concept with vaulted ceilings. The home is heated with electric baseboards and a woodstove. The deck wraps the length of the house and around one side, allowing plenty of space for entertaining. The basement has plenty of space for storage with an outside walk out loading door. The property will be subdivided to an approximate 1 acre lot.



Built in 1993

## Essential Information

MLS® #	202316688
Price	\$210,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	840
Acres	3.16
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	November 2nd, 2023

## Community Information

Address	825 Highway 3
Area	South Shore
District	407-Shelburne County
Sub-District	F3
City	Birchtown
County	Shelburne
Province	NS
Postal Code	B0T 1W0

### **Amenities**

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

### **Interior**

Interior Features	High Speed Internet
Appliances	Range, Washer/Dryer, Refrigerator
Heating	Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Walk-Out Access

### **Exterior**

Lot Description	3 to 9.99 Acres, Partially Cleared, Wooded
Roof	Asphalt
Construction	Log
Foundation	Concrete Perimeter

### **School Information**

Elementary	Hillcrest Academy
High	Shelburne Regional High School

### **Additional Information**

Zoning	GDD
--------	-----

### **Listing Details**

Listing Office	Keller Williams Select Realty (Shelburne)
----------------	---

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

