

\$175,000 - 99 Kelly Road, Carleton

MLS® #202317478

\$175,000

2 Bedroom, 1.00 Bathroom, 952 sqft

Residential on 5.20 Acres

Carleton, Carleton, NS

Introducing 99 Kelly Road, Carleton - a charming new 2-bedroom, 1-bathroom mobile mini situated on a 5.2-acre lot. Located just 2 minutes away from Carleton Country Outfitters and a short 20-minute drive from the vibrant town of Yarmouth, this property offers a unique blend of tranquility and convenience. As you step inside the 14 x 68 mobile mini, you will be greeted by an inviting open concept layout. The spacious living area provides ample room for relaxation, entertaining guests, and creating cherished memories with loved ones. The two bedrooms offer comfortable retreats for rest and relaxation. The generously sized primary bedroom provides ample space and features plenty of closet space. The second bedroom can be utilized as a guest room, home office, or even a hobby room - the choice is yours. The bathroom features contemporary fixtures and a bathtub, offering a serene setting for unwinding after a long day. With its modern design and efficient layout, this bathroom delivers both style and functionality. One of the standout features of this property is the 5.2-acre lot. Surrounded by nature's beauty, this land offers endless possibilities. Whether you envision a serene outdoor oasis, or simply a place for your furry friends to roam, this space provides the canvas for your dreams to come to life. Convenience is also a key aspect of this property's location. Just 5 minutes away, Carleton Country Outfitters provides access to all items for your daily needs. The town of



Yarmouth, located a mere 20 minutes away, offers a wide range of services including shopping, dining and a very nice waterfront area. This new mobile/mini is priced to sell and a quick close is available, don't miss out , schedule a viewing today.

Built in 2023

Essential Information

MLS® #	202317478
Price	\$175,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	952
Acres	5.20
Year Built	2023
Type	Residential
Sub-Type	Mobile Home
Status	Closed
Date Sold	September 29th, 2023

Community Information

Address	99 Kelly Road
Area	Yarmouth
District	County Hwy 340
Sub-District	Carleton
City	Carleton
County	Yarmouth
Province	NS
Postal Code	B5A 5R2

Amenities

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

Interior

Interior Features	High Speed Internet
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Heating	Baseboard
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared
Roof	Asphalt
Construction	Vinyl Siding
Foundation	None

School Information

Elementary	Carleton Consolidated Elementary School
Middle	Maple Grove Education Centre
High	Yarmouth Consolidated Memorial High School

Additional Information

Zoning	Residential/Resource
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Listing Details

Listing Office	Engel & Volkers (Yarmouth)
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