

# \$175,000 - 3199 Highway 3, Barrington Passage

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MLS® #202320117

**\$175,000**

3 Bedroom, 1.00 Bathroom, 1,314 sqft

Residential on 1.05 Acres

G2, Barrington Passage, NS

This 3 bedroom1 bath home is situated on a waterfront lot that consists of 2 parcels totaling 1 acre. The front entrance opens to a large foyer that branches to the living room and main floor bedroom in one direction and the kitchen, laundry and bathroom in the other. The back entrance opens to the laundry room from a large covered deck. The upper level is 2 bedrooms. The primary bedroom has a nice walk-in closet. There is also a large accessible storage area. There is a front verandah for watching the activity of the community or enjoying the spacious backyard. There is an outbuilding with attached wood shed. Possibilities to put that Outdoor living space closer to the shoreline. The home is in a preferred area for it's convenience of being within 2-5 minute drive to all main amenities and Recreation Center of Sherose Island. It's also for the naturist having several white sandy beaches within 10 - 20 minutes. The area is known for its birdwatching and being the Lobster Capital of Canada. You live like you are on vacation. Home is ready for you to occupy and make it your own.



Built in 1934

## Essential Information

MLS® # 202320117

Price \$175,000

Bedrooms 3

Bathrooms	1.00
Full Baths	1
Square Footage	1,314
Acres	1.05
Year Built	1934
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 4th, 2024

### Community Information

Address	3199 Highway 3
Area	South Shore
District	407-Shelburne County
Sub-District	G2
City	Barrington Passage
County	Shelburne
Province	NS
Postal Code	B0W 1G0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Other, Gravel
View	Bay
Is Waterfront	Yes
Waterfront	Waterfront, Access: Bay

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space

### Exterior

Lot Description	1 to 2.99 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

**Additional Information**

Zoning	Res
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**Listing Details**

Listing Office	EXIT Realty Inter Lake (Barrington Passage)
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