

# \$280,000 - 80 Fort Point Road, Weymouth North

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MLS® #202320251

**\$280,000**

4 Bedroom, 2.50 Bathroom, 1,950 sqft

Residential on 1.45 Acres

V4, Weymouth North, NS

Introducing a charming late 1800's single-family residence nestled in the picturesque setting of 80 Fort Point Road, Weymouth North. Boasting an impressive 1.45 acres of land, this beautiful property offers an ideal family home, complete with four spacious bedrooms, including one on the main level, and 2.5 bathrooms - one of which features a convenient walk-in tub. The municipal sewer line runs in front of the property, so you have the option of hooking on to it. This delightful character home is filled with charm and boasts a variety of wonderful features, such as unobstructed water views, a sunroom with a stunning outlook, and not one but two kitchens. The property also benefits from a newer propane furnace and propane hot watersystem, a metal roof, and a drilled well. Outside, you'll find a barn that was rebuilt around ten years ago, with a useful loft for storage and a wired single automatic garage door. The property's landscaped grounds are adorned with lovely trees and shrubs, and there's even a full walk-out undeveloped basement. Perfectly situated, this captivating residence is just a stone's throw away from village shops and Sissiboo Landing, where you can immerse yourself in local culture. For outdoor enthusiasts, simply cross the road and put your kayak in the water for a tranquil paddle. Furthermore, this home comes equipped with a stair lift, providing practical support for family members of all ages. With its enchanting combination of character, charm,



and convenience, 80 Fort Point Road is the ideal family home for those seeking a slice of paradise in Digby County. Don't miss your chance to secure this exceptional property - arrange a viewing today!Please note the municipal sewer lines run in front of the property, so you could hook onto them.

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202320251               |
| Price          | \$280,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 2.50                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 1,950                   |
| Acres          | 1.45                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | July 15th, 2024         |

**Community Information**

|              |                    |
|--------------|--------------------|
| Address      | 80 Fort Point Road |
| Area         | Annapolis Valley   |
| District     | Digby County       |
| Sub-District | V4                 |
| City         | Weymouth North     |
| County       | Digby              |
| Province     | NS                 |
| Postal Code  | B0W 3T0            |

**Amenities**

|                |   |
|----------------|---|
| Utilities      | Propane, Electricity Connected, Phone Connected |
| Parking Spaces | 2   |
| Parking        | Detached, Single, Wired, Other, Gravel          |
| # of Garages   | 1   |
| View           | Bay   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Electric Range, Dishwasher, Washer/Dryer, Refrigerator |
| Heating           | Forced Air, Furnace                                    |
| Fireplace         | Yes  |
| Fireplaces        | Fireplace(s), Wood Burning                             |
| # of Stories      | 1  |
| Stories           | One and One Half                                       |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished, Walk-Out Access                      |

## Exterior

|                 |   |
|-----------------|---|
| Lot Description | 1 to 2.99 Acres, Cleared, Landscaped, Level |
| Roof            | Steel                                       |
| Construction    | Vinyl Siding, Wood Siding                   |
| Foundation      | Stone                                       |

## Additional Information

|        |         |
|--------|---------|
| Zoning | General |
|--------|---------|

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Engel & Volkers (Annapolis Royal) |
|----------------|-----------------------------------|

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