

\$289,000 - 309 West Green Harbour Road, West Green Harbour

MLS® #202321875

\$289,000

4 Bedroom, 1.00 Bathroom, 1,286 sqft
Residential on 4.76 Acres

F2, West Green Harbour, NS

If you are looking for a secluded, private and beautiful landscaped property that offers all of nature's™ beauty, then look no further. This home with its characteristic charm and well-maintained property is right for you. As you drive down the driveway, this property opens up to invite the beauty of which it holds. The large yard has well-maintained shrubs, rhubarb patch, wild blueberries, and apple trees. Whether it be in the middle of the night, looking out the window, or throughout the day, deer can be seen enjoying treats of apples. The wooded trees around the property make this home a special gem for a family to enjoy as well as all kinds of wildlife. This four-bedroom family home is located in the West Green Harbour community and has been meticulously maintained and upgraded by a single family over the past 60 years. Upon entering through the mud room, which also houses the laundry area, you'll find a spacious eat-in kitchen that opens to a large family room with a cozy wood stove for heating. The main level also features a primary bedroom and a newly renovated three-piece bathroom completed in 2019. Recently added is new flooring throughout the main level, new furnace 2019, most windows and patio door 2019, and the main roof was re-shingled in 2015 with the additions done in 2019. While upstairs, you'll find three additional bedrooms. Storage sheds, a two-car garage



with ample space, and a paved driveway complement the beautifully landscaped lawn. The property also includes a quaint guest house that could easily beconverted into a rental property with some renovations and upgrades. With three wells on the property, one designated for the guest house and a drilled well and dug well for the main house, you'll never have to worry about water supply.

Essential Information

MLS® #	202321875
Price	\$289,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,286
Acres	4.76
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 4th, 2024

Community Information

Address	309 West Green Harbour Road
Area	South Shore
District	407-Shelburne County
Sub-District	F2
City	West Green Harbour
County	Shelburne
Province	NS
Postal Code	B0T 1L0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Parking Spaces(s), Paved
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Electric Cooktop, Oven, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Forced Air, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Softwood Bush, Wooded
Roof	Asphalt
Construction	Aluminum Siding
Foundation	Concrete Perimeter

School Information

Elementary	Lockeport Elementary School
High	Shelburne Regional High School

Additional Information

Zoning	GDD
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Listing Details

Listing Office	Keller Williams Select Realty (Shelburne)
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