

\$300,000 - 17 Back Road, Broad Cove

MLS® #202322336

\$300,000

3 Bedroom, 1.50 Bathroom, 1,640 sqft

Residential on 0.40 Acres

C2, Broad Cove, NS

This quaint farmhouse in the beautiful seaside village of Broad Cove offers much to those looking for a permanent home or a year-round country retreat. Located on Nova Scotia's desirable south shore between Lunenburg and Liverpool, Broad Cove is a friendly, quiet and safe community within the Petite Riviere school catchment area. Within the village one can easily walk to the community centre, a church, a seasonal cafe, or a sheltered and lovely swimming beach. Hiking the Broad Cove to Green Bay coastal trail or surfing beyond the Broad Cove breakwater are popular activities as well. The house itself is approximately 200 years old and retains some of the original features including very wide softwood flooring in many rooms. Many upgrades and modernization have been done over the decades. Bathrooms, kitchen, and plumbing have been modernized. Electric service has just been upgraded to 200 amp and electric baseboards added to supplement the Mitsubishi heat pump installed in 2022. The great little wood stove in the dining/ family area provides a cozy backup to the electric heating systems. The clapboard siding was repainted in 2023. The galley kitchen is well set out and features a 6 burner, 2 oven gas range. The pantry and laundry room provide additional counter and storage space. The 12x16' permanent greenhouse is perfect for growing veggies, including year round cool weather crops. It is also a lovely sheltered place to sit and soak up the sun on cool days.



The hoop house and beds have irrigation running from the 2 large rain catchment tanks. There are many perennial flowers and flowering shrubs around the property. Beyond the village within a 10 minute drive are the beaches (Risser's, Crescent, Cherry Hill), restaurants and general store at Petite Riviere. Within 30 minutes you can drive to Bridgewater or Liverpool, 1.5 to Halifax. Consider enjoying the character of this home and area for year round or seasonal seaside community living!

Built in 1823

Essential Information

MLS® #	202322336
Price	\$300,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,640
Acres	0.40
Year Built	1823
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 30th, 2023

Community Information

Address	17 Back Road
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	Broad Cove
County	Lunenburg
Province	NS
Postal Code	B0J 2H0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected, Other
Parking Spaces	1
Parking	Detached, Single, Wired, Gravel, Multiple Driveways
# of Garages	1

Interior

Appliances	Stove - Gas, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	1 3/4 Storey
Has Basement	Yes
Basement	Partial, Unfinished, Other

Exterior

Lot Description	Under 0.5 Acres, Partially Cleared, Partial Landscaped, Level, Softwood Bush
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter, Other

School Information

Elementary	Petite Riviere Elementary School
Middle	Hebbville Academy
High	Park View Education Centre

Additional Information

Zoning	Res
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Listing Details

Listing Office	Sutton Group Professional Realty
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