

\$449,000 - 14 Sweeney Lane, Cape Forchu

MLS® #202322923

\$449,000

2 Bedroom, 2.00 Bathroom, 1,737 sqft

Residential on 0.89 Acres

Cape Forchu, Cape Forchu, NS

Sought-after location with fabulous views of the Atlantic Ocean and the famous Cape Forchu Lighthouse! Welcome to 14 Sweeney Lane. This property is a rare find, walkable to beaches and the Yarmouth Lighthouse. You can watch the boats coming and going from Yarmouth Harbour and hear the waves and smell the salt air. Set back from the main road down a private lane, the 0.89-acre lot offers lots of space for outdoor activities. There is a nice big yard and a fenced in pet run for your furry friends. The wrap-around deck faces the water and is a nice place to spend time outdoors enjoying the water views. Inside you will find a nice layout with many large windows offering views of the Yarmouth Lighthouse and John's Cove Beach. Upon entering you will find a mudroom / laundry, a bright spacious kitchen with updated cabinets and countertops with lots of storage. The primary bathroom is on this level offering a walk-in shower. Much of the living space has maple hardwood floors bringing a lot of warmth to the interior spaces. There are wide door mouldings and baseboards and a beautiful central staircase to the upstairs there you will find two bedrooms, one of which is the primary bedroom with an ensuite bathroom. The upstairs has many windows, offering a lot of natural light and many viewpoints to the water. The basement has received many updates including a new furnace, ducted heat pump, electrical panel, plumbing and much more. There have been many exterior updates including a new roof,



siding and several windows and doors as were needed. This home is an absolute gem and is move-in-ready for its new owners. This is a rare opportunity to own a family home on "The Cape". Book an appointment to view today.

Built in 1952

Essential Information

MLS® #	202322923
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,737
Acres	0.89
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 13th, 2024

Community Information

Address	14 Sweeney Lane
Area	Yarmouth
District	County Shore
Sub-District	Cape Forchu
City	Cape Forchu
County	Yarmouth
Province	NS
Postal Code	B5A 5G7

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
View	Harbour, Ocean
Waterfront	Access: Public

Interior

Interior Features	High Speed Internet
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Heating	Forced Air, Heat Pump
Cooling	Ducted Cooling
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	0.5 to 0.99 Acres
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	RES
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Shelburne)
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