

\$198,000 - 1302 Highway 1, Little Brook

MLS® #202323116

\$198,000

2 Bedroom, 2.00 Bathroom, 1,370 sqft

Residential on 0.27 Acres

V4, Little Brook, NS

Welcome to 1302 Highway 1, Little Brook! Sitting on a 11732sqft lot, this charming 2-story home is perfectly nestled in the heart of Little Brook, Nova Scotia. Whether you're seeking a cozy family retreat or an investment opportunity, this property promises both character and potential. With amazing sunsets and breathtaking ocean views, it's a slice of coastal paradise. As you step inside, you'll immediately notice the warm and inviting atmosphere that defines this home. Through the foyer, you'll be welcomed by the dining room, kitchen and living room. Further on the first floor, you'll find the den, office and bathroom. But the standout feature of the first floor is the very spacious and cozy living room. This inviting space offers an ideal place to relax and unwind. With its ample room for seating and a welcoming ambiance, it's the perfect setting for movie nights, entertaining guests, or simply enjoying a quiet evening. Venturing upstairs, you'll discover another jewel of this home—a very spacious master bedroom. One of the standout features of the master bedroom is the sliding door, which opens up exciting possibilities for a new deck in the future. Imagine sipping your morning coffee or stargazing at night from your own deck, offering a serene outdoor oasis just steps from your bedroom. As you continue your exploration upstairs, you'll find a second bedroom and the other bathroom. The convenience of a second bathroom on this floor ensures that everyone's needs are met.



Notably, this property includes a 2 storey attached garage that offers additional utility and storage space. However, it's essential to mention that the garage is currently in need of repair. Over time, it has developed some issues, including leaks, which require immediate attention. Not only does this location have great ocean views that look over the beautiful St. Mary's Bay, it also sits at a location where many amenities + University St. Anne are nearby. Don't wait, book your showing today!

Essential Information

MLS® #	202323116
Price	\$198,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,370
Acres	0.27
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 16th, 2024

Community Information

Address	1302 Highway 1
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Little Brook
County	Digby
Province	NS
Postal Code	B0W 1M0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1

Parking	Attached, Single, Garage, Paved
# of Garages	1
View	Bay, Ocean

Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Freezer - Chest, Microwave, Refrigerator
Heating	Forced Air
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Shingle Siding
Foundation	Stone

Additional Information

Zoning	General
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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