

# \$249,000 - 27 Chemin De La Bloquine, Amiraults Hill

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MLS® #202324297

**\$249,000**

3 Bedroom, 1.00 Bathroom, 1,344 sqft

Residential on 1.35 Acres

Amiraults Hill, Amiraults Hill, NS

Spacious 3 bedroom bungalow in the quaint village of Amiraults Hill, only 12 minutes to Yarmouth! This property has everything you will want, a steel roof, easy to maintain vinyl siding, efficient heat pump and new flooring in the main living space. Throughout the home you will find plenty of storage including an easily accessible attic. On the lower level you will find a storage room or office and a fully plumbed hairdressing setup. The basement also has a large double door walkout and a wood stove. Both the homes electrical panel and the outbuilding panel have recently been updated. Now let's talk about the extremely versatile outbuilding! This impressive 33 x 23 structure will hold all the toys AND then some. There are large covered roof areas on both sides, a huge storage loft on the second floor, is fully wired and has a wood stove for heat. This property sits on a 1.35 acre lot with a sprawling lawn and wonderful views of the Tusket River. Just a short walk away you will find a government maintained wharf where you can launch a boat or kayak. Call to see if this is the right place for you!



Built in 1977

## Essential Information

MLS® # 202324297

Price \$249,000

Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,344
Acres	1.35
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 15th, 2024

### Community Information

Address	27 Chemin De La Bloquine
Area	Yarmouth
District	Hwy 308 South
Sub-District	Amiraults Hill
City	Amiraults Hill
County	Yarmouth
Province	NS
Postal Code	B0W 3M0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Wired, Gravel
View	River

### Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped
Roof	Steel
Construction	Vinyl Siding
Foundation	Block

**School Information**

Elementary	Drumlin Heights Consolidated School
Middle	Drumlin Heights Consolidated School
High	Drumlin Heights Consolidated School

**Additional Information**

Zoning	Residential
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**Listing Details**

Listing Office	Modern Realty
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