

\$159,000 - 2465 Port La Tour Road, Upper Port La Tour

MLS® #202324437

\$159,000

2 Bedroom, 1.00 Bathroom, 784 sqft

Residential on 1.35 Acres

G2, Upper Port La Tour, NS

Adorable and affordable! Completely renovated 2 bedroom, 1 bathroom home situated on a large 1.4 acre private lot located in the scenic village of Port La Tour on Nova Scotia's South Shore. This one level home enjoys an open concept floor plan with spacious living room/kitchen and features a vaulted ceiling with beautiful exposed wood beams that lends to the rustic atmosphere of this space. In the kitchen you will find ample storage space plus stainless steel appliances and includes a built-in laundry area. The living room features a cozy electric fireplace which provides warmth and a comforting atmosphere, also an existing chimney in case you would like to add a wood stove. The primary bedroom features a unique tray ceiling and double closets. The second bedroom contains a loft perfect for storage or could be used for extra sleeping space. A double garden door allows for an abundance of natural light and opens onto the private back yard, which offers a serene and peaceful environment for your relaxation. Full 4 piece bathroom complete the living area. This home is easily heated/cooled with a ducted heat pump. This property has been fully renovated including, all new flooring, heating, lighting, drywall, cabinets, pump, hot water heater, tub, toilet, back door and back windows and exterior siding. Included with the property are a 17 x 12 ft. storage/Bunkie with metal roof and vinyl windows and a 7 x 8.3 storage shed. Only minutes to River hills golf course and the



stunningly beautiful Crow's neck beach. This turn key home is ready for immediate possession. So if you are looking for the ease of one level living, what are you waiting for? Book your viewing today!

Essential Information

MLS® #	202324437
Price	\$159,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	784
Acres	1.35
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 3rd, 2024

Community Information

Address	2465 Port La Tour Road
Area	South Shore
District	407-Shelburne County
Sub-District	G2
City	Upper Port La Tour
County	Shelburne
Province	NS
Postal Code	B0W 2E0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Refrigerator
Heating	Heat Pump

Cooling	Ducted Cooling
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	1 to 2.99 Acres, Partial Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block, Slab

School Information

Elementary	Forest Ridge Academy
High	Barrington Municipal High School

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Barrington Passage)
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