

# \$112,000 - 56 Courtney Street, Clark's Harbour

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MLS® #202400657

**\$112,000**

3 Bedroom, 1.00 Bathroom, 637 sqft

Residential on 0.82 Acres

G2, Clark's Harbour, NS

Excellent potential for Air B & B, seasonal vacation property or year round living in Coastal Nova Scotia ! With a 270 degree breathtaking view of Harbour and wharf facing West and distant views to the south of the "Cape Light" at 101 ft is the tallest existing light house in Nova Scotia. Minutes to white sand Hawk Beach and located in friendly inviting fishing community the "Town of Clark's Harbour" offering restaurant, grocery store, library, elementary school and public Town Hall with community playground, Gazebo, waterfront walking trail and Seniors center. Home offers drilled well, town sewer/ potential for upper dormers to enhance the view from second floor, electric heat, appliances and ready to occupy ! Adjacent lot PID # 80070519 with former homestead, currently used as a storage/work shop is included in the asking price offering additional potential and making this wonderful spot something you don't want to miss out on!



Built in 1939

## Essential Information

MLS® #	202400657
Price	\$112,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	637

Acres	0.82
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 12th, 2024

### Community Information

Address	56 Courtney Street
Area	South Shore
District	407-Shelburne County
Sub-District	G2
City	Clark's Harbour
County	Shelburne
Province	NS
Postal Code	B0W 1P0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Gravel, Single
View	Harbour, Ocean

### Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Dryer, Washer, Refrigerator
Heating	Baseboard
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

### Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Partial Landscaped, Softwood Bush
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### School Information

Elementary	Clark'S Harbour Elementary School
High	Barrington Municipal High School

### **Additional Information**

Zoning	Residential
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### **Listing Details**

Listing Office	East Bay Realty Ltd.
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