

# \$415,000 - 369 Bonnenfant Road, Church Point

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MLS® #202402225

**\$415,000**

3 Bedroom, 2.00 Bathroom, 1,597 sqft

Residential on 8.73 Acres

V4, Church Point, NS

Welcome to this charming 3-bedroom home with an added bonus - a garage with an apartment located on top. Situated on a sprawling private lot spanning over 8 acres, offering breathtaking views of the quiet Thibault Lake, this beautiful home is ready for its new owners to move in. As you step inside, you'll be greeted by the inviting open concept design seamlessly connecting the kitchen, dining room, and living room. This layout, combined with the loft-style master bedroom on the second level, creates a remarkably spacious living area flooded with an abundance of natural light from the numerous windows. The main floor boasts a full bathroom with an additional bedroom, while the finished basement provides even more space to utilize as you see fit. The basement also features a full bathroom and another bedroom. The front of the house features a large covered deck, making it a perfect setting to enjoy the views of the lake and the great outdoors. One of the biggest advantages is the garage with its income-generating apartment perched above. This clever addition not only enhances your living experience but also significantly contributes to offsetting your mortgage payments. The double garage is generously sized and equipped with a 200 amp separate entrance, making it perfect for any hobbyist or DIY enthusiast. Additionally, it features an outlet for welding machines, catering to a wide range of needs. With its scenic location, versatile living spaces, and the



potential for supplementary income, this property offers a harmonious blend of comfort, convenience, and financial prudence. Don't miss the opportunity to make this exceptional retreat your new home. Schedule your showing today!

Built in 2003

**Essential Information**

MLS® #	202402225
Price	\$415,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,597
Acres	8.73
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 17th, 2024

**Community Information**

Address	369 Bonnenfant Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Church Point
County	Digby
Province	NS
Postal Code	B0W 1M0

**Amenities**

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Heated Garage, Wired

**Interior**

Interior Features	High Speed Internet
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Heating	Fireplace(s), Furnace, In Floor
Fireplace	Yes
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

## Exterior

Lot Description	3 to 9.99 Acres
Roof	Asphalt
Foundation	Concrete Perimeter

## Additional Information

Zoning	res
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## Listing Details

Listing Office	EXP Realty of Canada Inc.
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