

\$374,900 - 1315 Highway 246, Wentworth

MLS® #202403228

\$374,900

4 Bedroom, 2.00 Bathroom, 1,818 sqft

Residential on 3.50 Acres

N/A, Wentworth, NS

In the tradition of a classic ski cottage - this amazing A-Frame is ready for a new family to make it their own. Located approximately 7 minutes away from Ski Wentworth and 15 minutes from Tatamagouche, there is plenty of entertainment to be had within a quick and easy drive, or just out the front door. It features a double, detached car garage, with lots of room for all your recreational toys, and access to ATV and snowmobile trails close by.

Four bedrooms and two full bathrooms make this home perfect for larger families or folks who like to entertain. Wonderful quality time spent with family and friends will centre around the amazing great room with floor-to-ceiling fireplace, a huge wall of windows facing out over the countryside, and a cathedral ceiling to take advantage of the natural light. Bask in the room's golden glow as the sun goes down and gather round the warmth of the large brick fireplace. The basement features a games room with a pool table and ping pong table to keep the kids, both big and small, entertained for hours. On the upper level, there is another family room, with a look-through to the great room, where the kids can play while the adults are being entertained down below. Two decks, one through sliding glass doors on the front, and one on the back will provide more summertime entertainment space. The kitchen features 3 new appliances and a dishwasher. This home offers endless potential to make it your own oasis, far enough away from the congestion of the ski hill, but



close enough to enjoy skiing in the winter, biking and exploring in the summer. One of Wentworth's famous waterfalls is just down the road, and a stream runs through the back of the property. Restaurants, a winery, golf and beaches are also just a short drive away. Book a viewing and come check out this great opportunity.

Built in 1992

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 202403228 |
| Price | \$374,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,818 |
| Acres | 3.50 |
| Year Built | 1992 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Chalet, Cottage/Camp |
| Status | Closed |
| Date Sold | April 16th, 2024 |

Community Information

| | |
|--------------|-------------------------|
| Address | 1315 Highway 246 |
| Area | Northern Region |
| District | 103-Malagash, Wentworth |
| Sub-District | N/A |
| City | Wentworth |
| County | Cumberland |
| Province | NS |
| Postal Code | B0M 1Z0 |

Amenities

| | |
|----------------|---|
| Utilities | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2 |

| | |
|--------------|--------------------------------|
| Parking | Detached, Double, Dirt, Gravel |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | High Speed Internet |
| Appliances | Range, Electric Range, Dishwasher, Refrigerator |
| Heating | Baseboard, Forced Air, Furnace |
| # of Stories | 2 |
| Stories | 2 Storey, Three Or More |
| Has Basement | Yes |
| Basement | Full, Walk-Out Access |

Exterior

| | |
|-----------------|---|
| Lot Description | 3 to 9.99 Acres, Cleared, Partial Landscaped, Level |
| Roof | Metal |
| Construction | Wood Siding |
| Foundation | Concrete Perimeter |

Additional Information

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|--------|-------------|
| Zoning | Residential |
|--------|-------------|

Listing Details

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|----------------|-------------------|
| Listing Office | Press Realty Inc. |
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