

\$449,900 - 51 Simms Avenue, Simms Settlement

MLS® #202403887

\$449,900

4 Bedroom, 2.00 Bathroom, 1,838 sqft
Residential on 0.74 Acres

A2, Simms Settlement, NS

Looking for a change of scenery? 51 Simms Avenue offers country living with easy access to all amenities. The sense of warmth at the property, inside and out, immediately puts you at ease. Buyers will appreciate the metal roof, heat pumps and drilled well. Inside, the rooms are well proportioned with space for everyone. Curling up on the couch beside the wood stove will become a pastime. Flexible zoning and a 16' x 20' wired outbuilding offer potential for a work from home business. Outdoor enthusiasts will enjoy proximity to the beaches of St. Margaret's Bay, trails, golf courses, and farmers' markets. Ten minutes to Hubbards, 15 minutes to Chester, 15 minutes to Queensland, 35 minutes to Halifax, and 50 minutes to the airport. Book a viewing before this home is snapped up by a savvy buyer.



Built in 1989

Essential Information

MLS® #	202403887
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,838
Acres	0.74
Year Built	1989
Type	Residential

Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 2nd, 2024

Community Information

Address	51 Simms Avenue
Area	South Shore
District	405-Lunenburg County
Sub-District	A2
City	Simms Settlement
County	Lunenburg
Province	NS
Postal Code	B0J 1T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Single, Wired, Double, Gravel
# of Garages	1

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Electric Range, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, In Floor, Radiant, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Partial Landscaped
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Aspotogan Consolidated Elementary School
Middle	Chester Area Middle School
High	Forest Heights Community School

Additional Information

Zoning	MU
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Listing Details

Listing Office	Red Door Realty
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