

# \$239,000 - 5513 Highway 2, Bass River

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MLS® #202404128

**\$239,000**

4 Bedroom, 2.00 Bathroom, 1,164 sqft

Residential on 2.85 Acres

N/A, Bass River, NS

Discover the tranquility of country living in this captivating 2.85-acre homestead, nestled along the West Bass River - ready to welcome a new family! Enjoy the serenity with over 500 ft of picturesque river frontage along the West Bass River, offering not only breathtaking views but also the perfect spot for fishing. Conveniently located just mins away from village amenities, including the Post Office, NSLC, pharmacy & general store, this property allows you to embrace the beauty of nature while still being close to everyday conveniences. For outdoor enthusiasts, this is a dream come true! Explore the thrill of four-wheeling, snowmobiling, or simply enjoying the natural beauty that surrounds you. The Bay is less than a kilometer away & offers great Bass Fishing! This farmhouse seamlessly blends character with modern updates. Updates include a metal roof, 3 separate heat pumps & energy-efficient vinyl windows. Unwind in the charm of the front sun porch - a perfect space for 3 season relaxation. Picture yourself sipping coffee, getting lost in a book, or simply soaking in the mesmerizing views. Retaining its original allure, the house boasts gorgeous baseboards, doors, softwood & hardwood floors. The country kitchen exudes warmth with a cozy wood stove. Included appliances, fridge, stove & a pantry with ample storage add to the functionality of this heartwarming space. Pocket French doors separate the dining & living rooms. The 2nd level has 4 bedrooms, a



full bath & a charming reading nook at the top of the stairs - an inviting space to unwind. The washer & dryer are included & you will love having a clothesline. Explore the possibilities with a single detached garage/workshop & a barn featuring a loft. Imagine the potential uses for these versatile spaces. Opportunities like this are rare.

**Essential Information**

MLS® #	202404128
Price	\$239,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,164
Acres	2.85
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 17th, 2024

**Community Information**

Address	5513 Highway 2
Area	Northern Region
District	104-Truro/Bible Hill/Stewiacke
Sub-District	N/A
City	Bass River
County	Colchester
Province	NS
Postal Code	B0M 1G0

**Amenities**

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Gravel
# of Garages	1
View	Bay, River

Is Waterfront	Yes
Waterfront	River Front, River Access, Stream/Pond

## Interior

Appliances	Electric Range, Dryer - Electric, Washer, Refrigerator
Heating	Forced Air, Furnace, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

## School Information

Elementary	West Colchester Consolidated School
Middle	West Colchester Consolidated School
High	Cobequid Educational Centre

## Additional Information

Zoning	No Zoning
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## Listing Details

Listing Office	RE/MAX Fairlane Realty
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