

\$349,000 - 403 Pumping Station Road, Brookdale

MLS® #202405716

\$349,000

3 Bedroom, 1.00 Bathroom, 1,224 sqft

Residential on 3.73 Acres

N/A, Brookdale, NS

Nestled on 5 acres just minutes from Amherst, this beautifully crafted 3-bedroom home offers the ideal blend of rural serenity and convenience. Step outside to discover a spacious front patio and a generous gravel driveway, providing both charm and practicality by setting the home back from the road. With two sheds for ample storage and vast acreage to explore, the outdoor space is as inviting as it is expansive. Inside, the open-concept main floor boasts vaulted ceilings and abundant natural light streaming through expansive windows, illuminating the sleek modern kitchen featuring a perfectly sized island and a classic farmhouse sink in pristine white. Adjacent is ample room for dining and relaxing in the formal living area. Step through the front door onto the sizable patio, a tranquil spot for seasonal enjoyment enveloped in the pure air and scents of the countryside. On the main floor's rear, two well-appointed bedrooms and a full bathroom offer comfortable accommodation. Descend into the basement, where a cozy family room awaits, complete with a wood stove for cozy evenings and cherished memories. The primary bedroom in the basement provides a serene haven for restful nights, complemented by a spacious walk-in closet. A convenient laundry room and abundant storage options complete the lower level, ensuring practicality alongside comfort. This thoughtfully designed home surprises with its intuitive layout and aesthetic appeal, offering a sanctuary of space in the



heart of the countryside. Don't miss the chance to experience its unique charm firsthand.

Built in 2000

Essential Information

MLS® #	202405716
Price	\$349,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,224
Acres	3.73
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 23rd, 2024

Community Information

Address	403 Pumping Station Road
Area	Northern Region
District	101-Amherst, Brookdale, Warren
Sub-District	N/A
City	Brookdale
County	Cumberland
Province	NS
Postal Code	B4H 3Y3

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Double, Gravel

Interior

Interior Features	Central Vacuum, High Speed Internet
Heating	Baseboard, Ductless, Stove

Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Hardwood Bush, Partial Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Cumberland North Academy
Middle	E. B. Chandler Junior High School
High	Amherst Regional High School

Additional Information

Zoning	residential
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Listing Details

Listing Office	Royal LePage Cumberland Realty Ltd.
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