

\$375,000 - 147 Carlson Lane, Marshville

MLS® #202406776

\$375,000

3 Bedroom, 1.00 Bathroom, 1,344 sqft

Residential on 2.78 Acres

#45, Marshville, NS

Here is your opportunity to live along the beautiful Northumberland Strait. Whether you are looking for a year round home or a summer get-away, this property has it and much more. Enjoy the privacy, peace and quiet that country living by the beach has to offer. Located at the end of a private lane and nestled amongst the trees, you will enjoy having your own deeded access to a beautiful sandy beach. From the front yard you can watch the sun setting through the trees over Tatamagouche Bay. The property also hosts some mature gardens (lavender, table grapes, highbush blueberries, asparagus, spearmint), a fully wired, winterized and temperature controlled greenhouse with attached chicken coop, workshop and storage/wood barn. There is also a bunkhouse with views of the ocean. Built by the original owners in 2000, this 3 bedroom house has an open concept with vaulted ceiling in the kitchen, dining and living room areas. There are two office spaces for those who work at home and access to high-speed internet. The 4 foot insulated and heated crawl space has ample storage. Many upgrades to the house over the past several years include a new steel roof (2017), new hot water tank (2021), new Supavent Selkirk chimney (2022), new kitchen countertops (2023), refinished hardwood flooring (2023), new laminate flooring in master bedroom (2022), new stainless steel range and refrigerator (2021). Rushtons Beach Provincial Park is only a mile away, only 15 minutes to



Tatamagouche, 5 minutes to River John and close to golfing, marinas and the Trans Canada Trail. Call to view.

Built in 2000

Essential Information

MLS® #	202406776
Price	\$375,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,344
Acres	2.78
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 7th, 2024

Community Information

Address	147 Carlson Lane
Area	Northern Region
District	108-Rural Pictou County
Sub-District	#45
City	Marshville
County	Pictou
Province	NS
Postal Code	B0K 1N0

Amenities

Utilities	Electric, Electricity Connected
Parking Spaces	1
Parking	No Garage, Circular Driveway, Dirt, Single
View	Bay

Interior

Interior Features	High Speed Internet
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Appliances	Electric Range, Dryer - Electric, Washer, Freezer, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	1 to 2.99 Acres, Hardwood Bush, Partial Landscaped, Softwood Bush, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Tatamagouche Regional Academy
Middle	Tatamagouche Regional Academy
High	Tatamagouche Regional Academy

Additional Information

Zoning	N/A
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Listing Details

Listing Office	Hants Realty Ltd.
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