

# \$89,000 - 375 Grove Street, Birch Grove

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MLS® #202407953

**\$89,000**

6 Bedroom, 2.50 Bathroom, 2,000 sqft

Residential on 1.15 Acres

N/A, Birch Grove, NS

If you are in the market for a home that sits on a decent sized piece of property and are willing to complete some work; this may be the property for you. This home was occupied by members of the same family, so there is access between the 2 units and there was a shared heating system. If you have a larger family or need a 'granny suite' the current set up would be ideal. One would only need to fill in the doorway between the living rooms and upstairs between the bedrooms to once again separate the units. There are 2 separate 100 amp breaker panels for each unit, allowing you to consider the addition of heat pumps if you were wanting to move away from the shared heating source. The main level of the unit closest to Grove St offers an eat-in kitchen, 4-pce bathroom and living room. Upstairs there are 3 bedrooms and a 1-pce (toilet) bathroom. The opposite side has the living room, eat-in kitchen and laundry/porch on the main level. With 3 bedrooms and a 3-pce bathroom with clawfoot tub on the 2nd level. Outside there is a detached garage that houses the oil furnace and serves as storage. Beyond that you have just over an acre (1.12) of property that is yours to develop and use as you desire.



## Essential Information

MLS® # 202407953

Price \$89,000

Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,000
Acres	1.15
Type	Residential
Sub-Type	Duplex
Status	Closed
Date Sold	May 29th, 2024

### Community Information

Address	375 Grove Street
Area	Cape Breton
District	203-Glace Bay
Sub-District	N/A
City	Birch Grove
County	Cape Breton
Province	NS
Postal Code	B1B 1L8

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Gravel
# of Garages	1

### Interior

Appliances	Stove, Washer/Dryer, Freezer - Chest, Refrigerator
Heating	Furnace, Hot Water, Radiator
# of Stories	1
Stories	1 3/4 Storey
Basement	Crawl Space, None

### Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped
Roof	Asphalt
Construction	Aluminum Siding
Foundation	Pillar/Post/Pier

**School Information**

Elementary	Glace Bay Elementary School
Middle	Oceanview Education Centre
High	Glace Bay High School

**Additional Information**

Zoning	RUC
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**Listing Details**

Listing Office	RE/MAX Park Place Inc.
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