

# \$199,000 - Lot 1 3395 Highway 1, Belliveaus Cove

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MLS® #202409319

**\$199,000**

4 Bedroom, 1.00 Bathroom, 1,366 sqft

Residential on 3.98 Acres

V4, Belliveaus Cove, NS

Coastal charm, ocean view, 4 bedroom home with spacious layout. Nestled on a sprawling 3.98-acre lot, this charming home offers an unparalleled combination of breathtaking ocean views and a convenient location. As the sun dips below the horizon, soak in the beauty of the sunset over the sparkling waters right from your own backyard. Step inside to discover a thoughtfully designed layout, featuring generously sized rooms; 2 of which are on the main floor. Here you will find ample space for comfortable living. While the home has been meticulously cared for over the years, it presents an exciting opportunity for you to unleash your creativity and personalize it to your taste. Outside, a detached one-car garage with a convenient lower level shed offers additional storage space, a potential workshop or even a cozy shelter for your furry animals; if your goal is to own your own hobby farm. Situated on a main road, accessibility to nearby amenities is a breeze. Whether you're seeking your first home or envisioning a serene retreat by the ocean, this property has everything you need. Don't miss out on a chance to make this coastal home yours - schedule a viewing today and start planning your future.



Built in 1963

## Essential Information

MLS® #

202409319

|                |                         |
|----------------|-------------------------|
| Price          | \$199,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,366                   |
| Acres          | 3.98                    |
| Year Built     | 1963                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | October 10th, 2024      |

### Community Information

|              |                      |
|--------------|----------------------|
| Address      | Lot 1 3395 Highway 1 |
| Area         | Annapolis Valley     |
| District     | Digby County         |
| Sub-District | V4                   |
| City         | Belliveaus Cove      |
| County       | Digby                |
| Province     | NS                   |
| Postal Code  | B0W 1M0              |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Electric, Electricity Connected, Phone Connected |
| Parking Spaces | 1  |
| Parking        | Detached, Single, Circular Driveway, Gravel      |
| # of Garages   | 1  |
| View           | Ocean  |

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | High Speed Internet               |
| Appliances        | Dryer                             |
| Heating           | Baseboard, Forced Air             |
| # of Stories      | 1                                 |
| Stories           | One and One Half                  |
| Has Basement      | Yes                               |
| Basement          | Full, Unfinished, Walk-Out Access |

### Exterior

|                 |                    |
|-----------------|--------------------|
| Lot Description | 3 to 9.99 Acres    |
| Roof            | Asphalt            |
| Construction    | Vinyl Siding       |
| Foundation      | Concrete Perimeter |

**Additional Information**

|        |         |
|--------|---------|
| Zoning | General |
|--------|---------|

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Engel & Volkers (Yarmouth) |
|----------------|----------------------------|

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