

\$140,000 - 4632 Highway 215, Noel

MLS® #202409755

\$140,000

3 Bedroom, 1.00 Bathroom, 1,440 sqft

Residential on 0.15 Acres

105-A, Noel, NS

Adorable but is a FIXER !!! Say hello to yesteryear when you enter this quaint country home located in beautiful picturesque Noel overlooking Cobequid Bay. Situated directly across from the Bay of Fundy with a gorgeous unobstructed view! For those of you who are not aware, the Bay of Fundy is famous for having the highest tides in the World!! Enjoy the nearby beaches or perhaps you would like to walk the Ocean floor at nearby Burntcoat Head Park! The cozy home consists of living room, dining room, large eat in kitchen, den or office on the main level, 3 bedrooms, bonus room and a bath on the upper level affording you plenty of space for your family. The floors are mostly softwood and hardwood (some throughout (some painted)). There have been plenty of upgrades over the last several years as follows: 2005 Selkirk Chimney & Wett Certified Woodstove, 2006 Metal Roof, 2010 600 Gallon Septic tank, 2012 Some windows, Siding, and Deck, 2012 Renovated Bathroom and installed new kitchen counter top and backsplash, 2015 Hot water heater, 2018 new 8x16 metal Barn/Garage, 2018 Electric Panel, 2023 remaining windows replaced, new gutters. Woodstove is the primary heating source. There is a Forced Hot Air Furnace in the basement which the vendors do not use as they only used the property in summer and enjoyed the woodstove. The Oil tank was removed in 2014. Property is in great shape and being sold "as is where is". The septic will



not be pumped as vendors only used the property during warm months and never put tissue in the septic. This cute home would be ideal as a year round home or cottage.

Essential Information

MLS® #	202409755
Price	\$140,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,440
Acres	0.15
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 16th, 2024

Community Information

Address	4632 Highway 215
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-A
City	Noel
County	Hants
Province	NS
Postal Code	B0N 2S0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Other, Dirt
View	Bay

Interior

Heating	Furnace, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2

Stories	2 Storey
Has Basement	Yes
Basement	Crawl Space, Full, Unfinished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Cobequid District Elementary School
Middle	Hants North Rural High School
High	Hants North Rural High School

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Sutton Group Professional Realty
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