

\$365,000 - 761 Stoney Island Road, Clam Point

MLS® #202411489

\$365,000

3 Bedroom, 2.00 Bathroom, 1,036 sqft

Residential on 1.10 Acres

G2, Clam Point, NS

Stunning new build awaits its first owners! This bungalow style 3 bedroom, 2 bath home has been meticulously designed with current buyers in mind. One level, open concept living with seamless modern features throughout. The kitchen boasts white soft close cabinetry and gold hardware with a beautiful farm style sink. In addition, the kitchen is complete with stainless steel appliances and an island with a subtle pop of colour to compliment the entire space. The consistent flooring in every room exudes warmth and comfort. Natural light exposure in each room creates bright, airy spaces. Stackable laundry units are conveniently located at the entrance of the hallway but can be tucked behind the attractive sliding door. The master bedroom features an ensuite with full tub/shower combo. Spacious closets in every bedroom for storage. The home is already equipped with a heat pump for efficient heating and electric baseboard throughout. Ample room for parking and space available for an addition of a shed or barn. Situated on over just an acre of property and located in a preferred area of Cape Sable Island. Close to the amenities of Barrington Passage and beautiful white sand beaches nearby. Take the time and headache out of building and make this your forever home now. Call today!



Essential Information

MLS® #	202411489
Price	\$365,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	1.10
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	November 15th, 2024

Community Information

Address	761 Stoney Island Road
Area	South Shore
District	407-Shelburne County
Sub-District	G2
City	Clam Point
County	Shelburne
Province	NS
Postal Code	B0W 1N0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Level, Wooded
Roof	Metal
Construction	Vinyl Siding

Foundation Concrete Perimeter

School Information

Elementary Clark'S Harbour Elementary School
High Barrington Municipal High School

Additional Information

Zoning Res

Listing Details

Listing Office RE/MAX Banner Real Estate

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