

\$315,900 - 245 Ling Street, New Waterford

MLS® #202411890

\$315,900

4 Bedroom, 2.50 Bathroom, 1,486 sqft

Residential on 0.25 Acres

N/A, New Waterford, NS

Welcome to the perfect retreat for the entire family. A Split Entry home and impeccably maintained property offers a wonderful opportunity for comfortable living in a great location. Main level welcomes you with a 32X6 sunporch with propane fireplace to sit and enjoy your morning coffee and sunrises along with views of the ocean. Entering through the double french doors into the living room that seamlessly connects to the kitchen which is a warm and inviting space for cooking and gatherings. Layout of kitchen flows through the patio doors onto the deck and continues into the 12X12 gazebo where you can spend your evening enjoying the sunsets, entertaining, viewing the ocean or peace and quiet. Main level has 2 bedrooms and bath with walk in shower. Moving to the fully developed lower level with ceramic flooring, enjoy the large family room with a certified wood stove, 2 bedrooms, full bath, laundry, utility room with storage. The in floor heating on both levels creates warmth throughout this home. This is a split entry home with large windows that complement every room with natural sunlight on both levels. A 24X24 garage, wired with 1/2 bath (200 gallon holding tank) great for versatile workshop or parking vehicles. Shed on property for storage. Large brick driveway leading to the garage. Roof 8yrs, Bath 4yrs, water heater 4-5yrs. Maintenance free exterior. Landscaped including lamp posts to light the side yard and a fish pond. This home shows great pride of ownership and is



Move-in-Ready. Call today for additional information or to Schedule a Private Viewing!

Built in 2006

Essential Information

MLS® #	202411890
Price	\$315,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,486
Acres	0.25
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 16th, 2024

Community Information

Address	245 Ling Street
Area	Cape Breton
District	204-New Waterford
Sub-District	N/A
City	New Waterford
County	Cape Breton
Province	NS
Postal Code	B1H 2W3

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Double, Wired, Brick, Parking Spaces(s)
# of Garages	2

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator

Heating	In Floor, Radiant
Fireplace	Yes
Fireplaces	Wood Burning Stove, Propane
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Greenfield Elementary School
Middle	Breton Education Centre
High	Breton Education Centre

Additional Information

Zoning	UR1
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Sydney)
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