

# \$549,000 - 194 Murray Lane, Chance Harbour

MLS® #202411916

**\$549,000**

2 Bedroom, 3.50 Bathroom, 2,700 sqft  
Residential on 0.09 Acres

#40, Chance Harbour, NS

This two-unit cottage is as close to perfect as it gets. The upper unit features two bedrooms and a stunning kitchen with an island, wood stove, and a dining nook. The double doors in the kitchen lead to a deck with a beautiful water view. Additionally, there is a primary suite on the upper level with its own water view and a unique bath tucked along a row of windows, allowing for plenty of natural light. If you're searching for a property that stands out from the norm, this is the one. The lower level of the cottage offers one bedroom, two bathrooms, and even a walk-in closet. The ground level provides easy access to a concrete patio, making it a perfect space for outdoor relaxation and entertainment. Both units are equipped with washer and dryer. Overall, this cottage offers a unique and charming living experience with its well-designed upper unit and spacious lower level.



Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 202411916 |
| Price          | \$549,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,700     |

|            |                |
|------------|----------------|
| Acres      | 0.09           |
| Year Built | 2022           |
| Type       | Residential    |
| Sub-Type   | Duplex         |
| Status     | Closed         |
| Date Sold  | July 2nd, 2024 |

### Community Information

|              |                         |
|--------------|-------------------------|
| Address      | 194 Murray Lane         |
| Area         | Northern Region         |
| District     | 108-Rural Pictou County |
| Sub-District | #40                     |
| City         | Chance Harbour          |
| County       | Pictou                  |
| Province     | NS                      |
| Postal Code  | B0K 1X0                 |

### Amenities

|            |                                                                   |
|------------|-------------------------------------------------------------------|
| Utilities  | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking    | No Garage, Gravel                                                 |
| Waterfront | Access: Deeded                                                    |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet              |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Baseboard, Stove                               |
| Fireplace         | Yes                                            |
| Fireplaces        | Wood Burning Stove                             |
| # of Stories      | 1                                              |
| Stories           | One and One Half                               |
| Has Basement      | Yes                                            |
| Basement          | Full, Finished, Walk-Out Access                |

### Exterior

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

### Additional Information

Zoning

Res

## **Listing Details**

Listing Office

Keller Williams Select Realty (Truro)

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