

\$199,000 - 37 Muff Road, Lower West Pubnico

MLS® #202412045

\$199,000

4 Bedroom, 1.00 Bathroom, 2,064 sqft

Residential on 9.02 Acres

Lower West Pubnico, Lower West Pubnico,
NS

This 9+ acre waterfront property is one-of-a-kind! It sits at the end of the road on a point, with 180 degree views of Pubnico harbour. Just beyond the grassy knoll, at the edge of the shore, youâ€™ll find a beach where you can take advantage of living on the water. Come visit this 2000 sq ft, 4 bedroom, 1 bath home and walk the property to experience the beautiful scenery it has to offer!

On the main floor of the home is one bedroom, the bathroom, a den and living room. Off of the eat-in kitchen is a pantry room and attached garden shed. A staircase at each end of the house will take you to 3 bedrooms and an unfinished storage room upstairs. The house has been maintained over the 170 years since it was built: many vinyl windows, a new roof 2018, furnace ~10 years, 2022 oil tank, new line to the well which has never gone dry and a propane stove in the kitchen. Located in the seaside fishing village of Pubnico, everything you need is just a few minutes drive away and the town of Yarmouth is just 25 minutes away.

Built in 1854

Essential Information

MLS® # 202412045

Price \$199,000

Bedrooms 4



Bathrooms	1.00
Full Baths	1
Square Footage	2,064
Acres	9.02
Year Built	1854
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 12th, 2024

Community Information

Address	37 Muff Road
Area	Yarmouth
District	County Pubnico
Sub-District	Lower West Pubnico
City	Lower West Pubnico
County	Yarmouth
Province	NS
Postal Code	B0W 2C0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Dirt
View	Harbour
Is Waterfront	Yes
Waterfront	Harbour, Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Stove - Gas, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Full, Unfinished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Partial Landscaped, Rolling Slope
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

School Information

Elementary	Drumlin Heights Consolidated School
Middle	Drumlin Heights Consolidated School
High	Drumlin Heights Consolidated School

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Modern Realty
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