

# \$548,000 - 327 Martins Point Road, Martins Point

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MLS® #202412340

**\$548,000**

4 Bedroom, 1.50 Bathroom, 2,264 sqft  
Residential on 1.17 Acres

A2, Martins Point, NS

This might be your dream South Shore property. It's located on a quiet paved dead-end road in Martins Point, just 10 minutes to Mahone Bay and an easy drive to the neighbouring Towns of Lunenburg and Chester. Halifax is within 40 minutes. The property is over an acre in size with lots of spaces for gardens and other outdoor activities. Behind the open field is a nice wooded area, adding to the privacy. The 2200 square foot, two story home dates back to 1929 and has been well maintained with many recent upgrades including windows, new 3-ton ducted heat pump providing heating and cooling with total heat and power around \$3,100 for the year. The electrical panel was upgraded to 200 amps, basement spray foamed, a new kitchen, modern bath and fresh paint throughout. There's a beautiful staircase, wood floors, original trims, original doors and period lighting. You'll love the feel of this home! And you'll love having your own water lot with permission to build a wharf. This bonus lot is included and is just a few minutes walk down the tree lined street. You'll appreciate the waters dotted with islands. Perfect for kayaks or your power boat or sailboat. Sun, salt air, sea and shorebirds, your own piece of paradise.

Built in 1929

## Essential Information



MLS® #	202412340
Price	\$548,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,264
Acres	1.17
Year Built	1929
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 5th, 2024

### **Community Information**

Address	327 Martins Point Road
Area	South Shore
District	405-Lunenburg County
Sub-District	A2
City	Martins Point
County	Lunenburg
Province	NS
Postal Code	B0J 2E0

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Gravel
# of Garages	1
Is Waterfront	Yes
Waterfront	Across Road, Ocean Front, Ocean Access

### **Interior**

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Heat Pump
# of Stories	2
Stories	2 Storey
Has Basement	Yes

Basement Walk-Out Access

## Exterior

Lot Description 1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Level, Wooded  
Roof Asphalt  
Construction Shingle Siding  
Foundation Stone

## Additional Information

Zoning res

## Listing Details

Listing Office MBA Country Real Estate Brokers

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