

# **\$349,900 - 2319 Birch Grove Road, Tower Road**

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MLS® #202413209

**\$349,900**

4 Bedroom, 2.50 Bathroom, 2,352 sqft

Residential on 0.30 Acres

N/A, Tower Road, NS

A wonderfully well kept and stylish home is the newest home on the market in the Tower Road area just minutes from Glace Bay. This 21 year old home has modern finishes and an open airy and bright layout. You get the feeling of quiet, peaceful country living here. From the outside, this property looks great from the road, around back is a spacious deck and the property stretches back providing much space for outbuildings, pool, or whatever suits the new owners desires. Upon entering the home through the backdoor, you enter a foyer area with laundry on main floor then into a bright and open kitchen area which blends into the living room space with a refreshed hardwood floor and vaulted ceiling. The primary bedroom is located on main level and has a 2 piece ensuite bath. Two more bedrooms and a full bathroom round out the main level. The lower level is finished and gives the new owner options to utilize the space to suit their needs. Once you descend to the lower level there is a Rec Room area, full bathroom, bedroom, utility room, storage room, and another room which could have multiple uses...whether its an office space, a den, family room or a game room, the choice is yours. The home has wonderful appeal and the neighborhood is excellent. Another great feature with this home is a very efficient Geo Thermal Heating system which provides central heat and cooling year round. This home will not dissappoint. Contact your agent to view today



Built in 2003

Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202413209               |
| Price          | \$349,900               |
| Bedrooms       | 4                       |
| Bathrooms      | 2.50                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,352                   |
| Acres          | 0.30                    |
| Year Built     | 2003                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow, Contemporary  |
| Status         | Closed                  |
| Date Sold      | August 12th, 2024       |

Community Information

|              |                       |
|--------------|-----------------------|
| Address      | 2319 Birch Grove Road |
| Area         | Cape Breton           |
| District     | 203-Glace Bay         |
| Sub-District | N/A                   |
| City         | Tower Road            |
| County       | Cape Breton           |
| Province     | NS                    |
| Postal Code  | B1B 1X4               |

Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 3                                                                 |
| Parking        | No Garage, Double, Gravel, Single                                 |

Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet              |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Baseboard, Forced Air                          |
| Cooling           | Ducted Cooling                                 |
| Has Basement      | Yes                                            |

Basement                      Full, Finished

**Exterior**

Lot Description              Under 0.5 Acres, Partially Cleared, Level  
Roof                              Metal  
Construction                Vinyl Siding  
Foundation                  Concrete Perimeter

**Additional Information**

Zoning                         UR2

**Listing Details**

Listing Office                RE/MAX Park Place Inc.

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