

# \$459,000 - 34 Fernwood Drive, Braeshore

MLS® #202413375

## \$459,000

3 Bedroom, 1.00 Bathroom, 1,600 sqft  
Residential on 0.42 Acres

#45, Braeshore, NS



REMARKABLE VINTAGE CHARM. Once in awhile one of these rare gems does become available. Lovingly maintained and resting on breathtaking, sheltered waterfront in beautiful Braeshore. 1600 sq. feet finished main living area, three bedrooms plus den, fully furnished summer home speaks of quality construction and craftsmanship. The original knotty cedar panelling, lovely hardwood floors, 9.5 foot beamed ceiling, and wood burning fireplace invite you to unwind in the main living area. The kitchen and bathroom have been updated for modern comfort. Relax in the spacious sunroom, on the recessed, classic front verandah, and on the large sundeck overlooking Northumberland Strait. The sandy beachfront, when not high tide, was rocked in 2012. A new steel roof was installed in 2015, and a 650 gallon composite/plastic septic tank in 2019. Even a concrete perimeter wall under the addition ends. One of the best summer home locations in the county. Only five to ten minutes by car to historic and increasingly popular Pictou, PEI ferry, and Simpson's Beach.

### Essential Information

MLS® #	202413375
Price	\$459,000
Bedrooms	3
Bathrooms	1.00

Full Baths	1
Square Footage	1,600
Acres	0.42
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Bungalow
Status	Closed
Date Sold	July 5th, 2024

### Community Information

Address	34 Fernwood Drive
Area	Northern Region
District	108-Rural Pictou County
Sub-District	#45
City	Braeshore
County	Pictou
Province	NS
Postal Code	B0K 1H0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Parking Spaces(s)
Is Waterfront	Yes
Waterfront	Harbour, Access: Harbour

### Interior

Interior Features	High Speed Internet
Heating	Baseboard, Fireplace(s)
Fireplace	Yes
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space

### Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Steel
Construction	Shingle Siding
Foundation	Concrete Perimeter, Perimeter Wall

### School Information

Elementary	West Pictou Consolidated School
Middle	West Pictou Consolidated School
High	Northumberland Regional High School

### **Additional Information**

Zoning	Rural
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### **Listing Details**

Listing Office	M.B. Green Realty Ltd.
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