

# \$139,000 - 12 Birchtown Road, Birchtown

MLS® #202413539

**\$139,000**

2 Bedroom, 1.00 Bathroom, 936 sqft

Residential on 0.16 Acres

F3, Birchtown, NS

This Great little home is in the community of Birchtown, The home is on a good sized lot that is easy to maintain, and its only steps to Birchtown Bay. There is public access for launching a kayak or paddle board. Included is a 10' x 10' shed. The home has a maintenance free exterior and it is heated by an energy efficient ductless heat pump. The main entrance to the home is to the large eat in kitchen which has a big South facing window making this a bright room. The kitchen is well laid out with plenty of storage space. Off the kitchen is the L shaped living room as well as the main floor bedroom. A large laundry room and a 4pc bath with a air jet tub completes the main floor. Upstairs is an open concept room as well as the primary bedroom. This is a well maintained home that is only a 5 minute drive to the Historic Town of Shelburne and all amenities. There is also an unused septic and water hookup in the yard, which could be used for a workshop or additional accommodation. The property has Bell Fiberop internet. Check out the online Matterport Tour and call for more details!



## Essential Information

MLS® #	202413539
Price	\$139,000
Bedrooms	2
Bathrooms	1.00

Full Baths	1
Square Footage	936
Acres	0.16
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 6th, 2024

### Community Information

Address	12 Birchtown Road
Area	South Shore
District	407-Shelburne County
Sub-District	F3
City	Birchtown
County	Shelburne
Province	NS
Postal Code	B0T 1W0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	None

### Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dryer - Electric, Washer, Refrigerator
Heating	Ductless
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Unfinished

### Exterior

Lot Description	Under 0.5 Acres, Partial Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block, Stone

### School Information

Elementary	Hillcrest Academy
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High                      Shelburne Regional High School

### **Additional Information**

Zoning                      res

### **Listing Details**

Listing Office              Keller Williams Select Realty (Shelburne)

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