

\$449,000 - 146 Evanston Road, Cleveland

MLS® #202418744

\$449,000

3 Bedroom, 2.00 Bathroom, 1,568 sqft
Residential on 6.46 Acres

N/A, Cleveland, NS



Embrace country life in this stunning one-level home nestled on 6.5 acres, just a stone's throw from town, the Strait Richmond Hospital, and the prestigious Cabot Links and Dundee golf courses. This energy efficient home sits on an ICF foundation and boasts a fully owned solar system that generates more than \$2100/yr in savings on power bills (it is not an off-grid system). The property offers complete privacy, a perfect blend of hardwood and softwood trees, beautiful landscaping, and a grapevine-covered pergola. A cleared path through the woods leads to 341 ft of riverfront, with a 14x16 waterfront deck for days spent sunbathing, swimming, fishing and paddling in the tidal/brackish river. Outbuildings include wood and garden sheds and a fenced dog run area with kennel. The home has many updates and ample storage between the 345 sq ft heated workshop, double garage and the conditioned crawlspace. If you love hikes through the woods, foraging for mushrooms/berries and private access to water, this home is for you. Intentionally set back from the river and wired for a generator, enjoy this move-in ready home.

Built in 2006

Essential Information

MLS® #	202418744
Price	\$449,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,568
Acres	6.46
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 14th, 2024

Community Information

Address	146 Evanston Road
Area	Highland Region
District	305-Richmond County / St. Peters & Area
Sub-District	N/A
City	Cleveland
County	Richmond
Province	NS
Postal Code	B0E 1J0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Double, Wired, Gravel
# of Garages	2
Is Waterfront	Yes
Waterfront	River Front

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Freezer, Range Hood, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Hardwood Bush, Partial Landscaped, Softwood Bush, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Insulated Concrete

School Information

Elementary	East Richmond Education Centre
High	Strait Area Education/ Recreation Centre

Additional Information

Zoning	RES
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Sydney)
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