

\$279,000 - 23 Cox Lane, Groves Point

MLS® #202428605

\$279,000

3 Bedroom, 2.00 Bathroom, 1,838 sqft

Residential on 0.42 Acres

N/A, Groves Point, NS

Tucked away on a dead end street with glimpses of the Bras d'Or Lake, this 3 bedroom Bungalow with 24 x 24 garage is calling your name! The main floor houses a galley style kitchen with breakfast bar opening across the basement entrance to an L shaped living room. Down the hall from both, is the 4 piece bath, both with the sink and toilet secluded to the back. The primary bedroom contains two windows with double closets. This room could likely be reverted back to two bedrooms should an additional main floor bedroom be required. A second bedroom, to the back of the home completes the main floor. The lower level basement, as mentioned, is accessible from the main level but also has stairs leading to the backyard, making it the perfect setup for a lower level apartment unit, with some moderate renovations. This could create more main floor space on the upper level kitchen/living room areas. Housed beneath is a mud room, where the exit exterior stairs are located, The mudroom has ceramic tile flooring with a wood stove, capable of heating most of the home. The family room is next to the mud room with a laundry area and 3 piece bath, both hidden behind sliding barn style doors. A hallway with closet doors to under stairs storage, leads to a larger size third bedroom. This bedroom with double closets. The window will need to be determined egress by a qualified individual. The home has 3 heat sources, the aforementioned wood stove, two heat pumps



on both the main and basement levels and an oil forced air furnace. Outside both the front and back yard offer space and privacy. The driveway is double with parking for multiple vehicles. The owners have recently replaced the septic tank The location is perfect, minutes to the Bras d'Or Lake, gas and convenience stores, local restaurants, tavern and post office, 10 minutes to North Sydney , 20 to the regional Hospital. Come take a look!

Built in 1968

Essential Information

MLS® #	202428605
Price	\$279,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,838
Acres	0.42
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	March 20th, 2025

Community Information

Address	23 Cox Lane
Area	Cape Breton
District	205-North Sydney
Sub-District	N/A
City	Groves Point
County	Cape Breton
Province	NS
Postal Code	B1Y 2X5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Double, Wired, Gravel
# of Garages	2
View	Lake

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	Under 0.5 Acres, Cleared
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	RU
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Listing Details

Listing Office	VALMAC REALTY LTD. - 16139
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