

\$459,900 - 11 Nicholas Street, Florence

MLS® #202500864

\$459,900

3 Bedroom, 2.00 Bathroom, 1,416 sqft

Residential on 0.43 Acres

N/A, Florence, NS

Stunning Oceanfront Escape – Many recent renovations and Ready for You! Experience the ultimate in coastal living with this beautifully renovated oceanfront home. Many upgrades had been thoughtfully updated, creating a modern sanctuary that perfectly complements its breathtaking surroundings. This charming home offers a bright and airy three large bedroom layout, featuring stylish finishes and top-to-bottom updates including quartz counters. From the newer roof and durable siding to energy-efficient windows, insulations, newer deck and tasteful interior upgrades, every aspect of this home has been refreshed for comfort and convenience. Offering three generous rooms and two baths, open kitchen and loads of storage, you will not be disappointed. This property provides endless possibilities. Enjoy your mornings with a coffee on the deck, soaking in the mesmerizing ocean views, and take leisurely walks just a few hundred feet to the pristine sandy shores of Florence Beach. Whether you’re looking for a move-in-ready retreat, a peaceful full-time residence, or room to expand and create your dream home, this property is a rare find. Additional features include waterfront access with stairs, a cozy outdoor firepit, a 30x26 garage, and endless opportunities for swimming, boating, and water sports right at your fingertips. The property is armor-stoned and tastefully decorated with modern décor, located close to all amenities for ultimate convenience. Don’t let this



opportunity to own a piece of oceanfront
paradise slip away!

Essential Information

MLS® #	202500864
Price	\$459,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,416
Acres	0.43
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	April 14th, 2025

Community Information

Address	11 Nicholas Street
Area	Cape Breton
District	205-North Sydney
Sub-District	N/A
City	Florence
County	Cape Breton
Province	NS
Postal Code	B1Y 1M6

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Double, Gravel
# of Garages	2
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	High Speed Internet
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Heating	Forced Air, Furnace
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

School Information

Middle	Sydney Mines Junior High School
High	Memorial Composite High School

Additional Information

Zoning	RUD
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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