

# \$169,900 - 1473 Highway 308 Highway, Surette's Island

MLS® #202506908

**\$169,900**

2 Bedroom, 1.00 Bathroom, 1,080 sqft

Residential on 1.22 Acres

Surettes Island, Surette's Island, NS

Do you love a character older home?Â This home sits on a 1.22 acre waterfront lot and is approximately 75 years old.Â Get all the original charm of an older home but without the typical concerns.Â Preserved in time as it was used as a summer home for decades.Â The big ticket items have been redone including the roof, furnace, and a sun porch addition spanning the width of the home. Enjoy beautiful sunrises over the water while you sip on your morning coffee.Â To the back of the property you have 133 feet of waterfront to do as you choose.Â Build a little cabin, or simply a quaint little trail.Â Other features of the property include a concrete basement, drilled well and wide open second floor/attic space that was used for big family sleepovers, the space could easily be complete to be year round additional living space.



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202506908               |
| Price          | \$169,900               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,080                   |
| Acres          | 1.22                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |

|           |               |
|-----------|---------------|
| Status    | Closed        |
| Date Sold | May 5th, 2025 |

### Community Information

|              |                          |
|--------------|--------------------------|
| Address      | 1473 Highway 308 Highway |
| Area         | Yarmouth                 |
| District     | Hwy 308 South            |
| Sub-District | Surettes Island          |
| City         | Surette's Island         |
| County       | Yarmouth                 |
| Province     | NS                       |
| Postal Code  | B0W 3M0                  |

### Amenities

|               |                                                         |
|---------------|---------------------------------------------------------|
| Utilities     | Cable Connected, Electricity Connected, Phone Connected |
| Parking       | No Garage, Gravel                                       |
| Is Waterfront | Yes                                                     |
| Waterfront    | Ocean Front                                             |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | High Speed Internet                                    |
| Appliances        | Electric Range, Dryer - Electric, Washer, Refrigerator |
| Heating           | Forced Air, Furnace                                    |
| # of Stories      | 1                                                      |
| Stories           | One and One Half                                       |
| Has Basement      | Yes                                                    |
| Basement          | Full, Unfinished                                       |

### Exterior

|                 |                                             |
|-----------------|---------------------------------------------|
| Lot Description | 1 to 2.99 Acres, Partial Landscaped, Wooded |
| Roof            | Asphalt                                     |
| Construction    | Vinyl Siding                                |
| Foundation      | Concrete Perimeter                          |

### School Information

|            |                                     |
|------------|-------------------------------------|
| Elementary | Drumlin Heights Consolidated School |
| Middle     | Drumlin Heights Consolidated School |
| High       | Drumlin Heights Consolidated School |

### Additional Information

Zoning

Residential

## **Listing Details**

Listing Office

Modern Realty

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