

# \$130,000 - 171 Factory Hill Road, Barrington West

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MLS® #202509334

**\$130,000**

Bedroom, Bathroom, 832 sqft  
Residential on 43.00 Acres

G2, Barrington West, NS

Bungalow on 43 Acres – Renovation Opportunity in a prime location Set on 43 acres of mixed woods and open space, this 24' x 30' bungalow with a 7' x 16' addition offers excellent potential for those looking to take on a renovation project. Located in a quiet, rural neighborhood, the property provides plenty of privacy and room to expand, garden, or explore nature. There's also a small separate garage for storage or workshop use. The home has been stripped back to the studs and features several major upgrades already completed, including a new metal roof, new floor joist and subfloor, new 100-amp electrical meter, and a new exterior front door and freshly painted. A large deck is already in place, providing a great starting point for future outdoor living space. The interior requires full finishing, including drywall, plumbing, wiring, flooring, kitchen cabinets, and a bathroom installation. Conveniently located just minutes from local schools, shopping, the highway, and some of Nova Scotia's most beautiful beaches, this property offers the perfect balance of rural living and accessibility. A solid start to a renovation in an ideal setting.



## Essential Information

MLS® #	202509334
Price	\$130,000
Square Footage	832

Acres	43.00
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 27th, 2025

### **Community Information**

Address	171 Factory Hill Road
Area	South Shore
District	407-Shelburne County
Sub-District	G2
City	Barrington West
County	Shelburne
Province	NS
Postal Code	B0W 1E0

### **Amenities**

Utilities	None
Parking Spaces	1
Parking	Single
# of Garages	1

### **Interior**

Heating	No Heating/Cooling
Cooling	No Heating/Cooling
Has Basement	Yes
Basement	Crawl Space

### **Exterior**

Lot Description	10 to 49.99 Acres
Roof	Metal
Construction	Wood Siding
Foundation	Block

### **School Information**

Elementary	Forest Ridge Academy
High	Barrington Municipal High School

### **Additional Information**

Zoning                      res

## **Listing Details**

Listing Office              Viewpoint Realty Services Inc. (Barrington Passage)

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