

# \$119,000 - 37 Gears Lane, Florence

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MLS® #202513817

**\$119,000**

3 Bedroom, 1.00 Bathroom, 904 sqft

Residential on 0.22 Acres

N/A, Florence, NS

Welcome to 37 Gears Lane, Florence. Peaceful, private, and perfectly set at the end of a quiet lane. This 3-bedroom, 1-bath home offers one-level living in a truly serene setting. The beautifully landscaped property features mature and young trees lining the property - creating a sense of privacy and natural beauty that's hard to find. Step into the home through the charming 8x8 addition, ideal as a welcoming porch or mudroom. From there, enter your spacious eat-in kitchen, with plenty of room for hosting or everyday living. Off the kitchen, you'll find a bright and comfortable living room, perfect for relaxing. Down the hall are three bedrooms, including a primary bedroom at the far end for added privacy. The 4-piece bathroom is complete with laundry for your convenience. A side door off the hallway leads out on to your private deck - overlooking the stunning backyard and ideal for outdoor enjoyment. The property also includes a 24x16 garage and a paved driveway, making this home as functional as it is peaceful. Whether you're looking to downsize, invest, or enjoy low-maintenance living in a quiet location, 37 Gears Lane is a must-see. Contact your agent today for a private tour.



Built in 1977

## Essential Information

MLS® #                      202513817

|                |                |
|----------------|----------------|
| Price          | \$119,000      |
| Bedrooms       | 3              |
| Bathrooms      | 1.00           |
| Full Baths     | 1              |
| Square Footage | 904            |
| Acres          | 0.22           |
| Year Built     | 1977           |
| Type           | Residential    |
| Sub-Type       | Mobile Home    |
| Status         | Closed         |
| Date Sold      | July 4th, 2025 |

### Community Information

|              |                  |
|--------------|------------------|
| Address      | 37 Gears Lane    |
| Area         | Cape Breton      |
| District     | 205-North Sydney |
| Sub-District | N/A              |
| City         | Florence         |
| County       | Cape Breton      |
| Province     | NS               |
| Postal Code  | B1Y 1H6          |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Utilities | Cable Connected, Electricity Connected, Phone Connected |
| Parking   | Detached, Paved                                         |

### Interior

|                   |                     |
|-------------------|---------------------|
| Interior Features | High Speed Internet |
| Appliances        | Other               |
| Heating           | Forced Air          |
| Basement          | None                |

### Exterior

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Under 0.5 Acres, Landscaped |
| Roof            | Asphalt                     |
| Foundation      | Pillar/Post/Pier            |

### School Information

|        |                                       |
|--------|---------------------------------------|
| Middle | Dr. T. L. Sullivan Junior High School |
|--------|---------------------------------------|

High Memorial Composite High School

### **Additional Information**

Zoning UR2

### **Listing Details**

Listing Office RE/MAX Park Place Inc.

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