

# **\$97,900 - 527 Highway No 335, West Pubnico**

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MLS® #3002696

**\$97,900**

2 Bedroom, 2.00 Bathroom, 790 sqft

Residential on 0.54 Acres

West Pubnico, West Pubnico, NS

Ocean front property! Very well maintained 2 bedroom home. Features include two baths, new 2005 Maple kitchen, neat landscaping, municipal sewer, new in 2005 100 Amp electrical breaker panel, new furnace 2006 (leased through Irving). 16X20 Garage with loft, Woodstove in garage. Five minutes to 18 hole golf, West Pubnico historic museum, Acadian Village Banks, Grocery or Pharmacy. Sit on your Lovely 35`foot wraparound deck overlooking Pubnico harbour, watch the windsurfers in the summer or take a day and just explore the Historic Village`s many sites. Private setting at rear to enjoy sunrises over the water and a great spot to take the kids clamming at low tide when in season! Minutes to highway 103. 25 minutes to Yarmouth Town and ferries to Maine.



## **Essential Information**

MLS® #	3002696
Price	\$97,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	790
Acres	0.54
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	527 Highway No 335
Area	Yarmouth
District	County Pubnico
Sub-District	West Pubnico
City	West Pubnico
County	Yarmouth
Province	NS
Postal Code	B0W 3S0

## Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected, Other
Parking Spaces	2
Parking	Detached, 1.5, Heated Garage, Paved
# of Garages	2
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Access, Ocean

## Interior

Interior Features	Ensuite Bath
Heating	Forced Air
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Partially Finished

## Exterior

Lot Description	Under 0.5 Acres, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Aluminum Siding, Vinyl Siding

## Additional Information

Zoning	RES/RESOUR
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## Listing Details

Listing Office	East Bay Realty Ltd.
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