

# \$145,000 - 7538 Highway 3, Summerville

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MLS® #390678

**\$145,000**

2 Bedroom, 1.00 Bathroom,  
Residential on 0.42 Acres

E3, Summerville, NS

LOCATED IN PRIME TOURIST AREA -  
ACROSS FROM SUMMERVILLE BEACH!  
THIS AREA IS A BIRD WATCHERS` HAVEN  
AS WELL AS OFFERING FISHING, HIKING,  
BIKING, SWIMMING, SUNBATHING,  
KAYAKING, WINDSURFING, SURFING,  
CANOEING, FINE DINING AND MUCH  
MORE. THIS 4 SEASON HOME FEATURES  
3 LARGE DECKS, TWO WOODEN DECKS  
ON THE UPPER MAIN ( WHICH OFFER A  
BREATH TAKING VEIW OF THE OCEAN)  
AND ONE LARGE CEMENT DECK ON  
LOWER LEVEL. THE UPPER MAIN LEVEL IS  
AN OPEN AREA KITCHEN (PINE  
CUPBOARDS AND ISLAND), DINING RM /  
LIVIING RM, MASTER BR, SPARE BR AND  
FULL BATH / LAUNDRY RM. THE FRONT  
ENTRANCE IS ON THE BOTTOM LEVEL  
AND LEADS INTO A FOYER / FAMILY RM  
WHICH WAS RECENTLY RENOVATED.



Built in 1961

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | 390678      |
| Price      | \$145,000   |
| Bedrooms   | 2           |
| Bathrooms  | 1.00        |
| Full Baths | 1           |
| Acres      | 0.42        |
| Year Built | 1961        |
| Type       | Residential |

|          |                         |
|----------|-------------------------|
| Sub-Type | Single Family Residence |
| Style    | Bungalow, Contemporary  |
| Status   | Closed                  |

### Community Information

|              |                   |
|--------------|-------------------|
| Address      | 7538 Highway 3    |
| Area         | South Shore       |
| District     | 406-Queens County |
| Sub-District | E3                |
| City         | Summerville       |
| County       | Queens            |
| Province     | NS                |
| Postal Code  | B0T 1G0           |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 1                                                                 |
| Parking        | Carport, Paved, Single                                            |

### Interior

|              |                             |
|--------------|-----------------------------|
| Heating      | Baseboard                   |
| Has Basement | Yes                         |
| Basement     | Partial, Partially Finished |

### Exterior

|                 |                             |
|-----------------|-----------------------------|
| Lot Description | Under 0.5 Acres, Landscaped |
| Roof            | Asphalt                     |
| Construction    | Shingle Siding              |
| Foundation      | Concrete Perimeter          |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Anne Thomson Realty Ltd. |
|----------------|--------------------------|

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