

## 5354 Clam Harbour Rd.



File# 248

### Fixer Upper - Lots of Potential!

**\$79,900.00 CAD**

Fixer Upper! If you've been looking for a project, check this out. Mini home on full poured concrete 8 ft. foundation with walk out and main floor living addition. Home could use cosmetic flooring & paint & updated bath/kitchen. Woodstove not operational, but you could install another. This use to be a 3 bdrm but the owner put in a 1/2 bath with shower only in the 3rd bedroom which could be turned back if needed. There is plenty of space to install a sink and toilet if you wished. The main 4 pc bath also has the laundry facility. Paved driveway, wheelchair access and a beautifully treed level lot with two sheds. One shed in poor condition in the far back. You are within 10 min. of the beautiful Clam Harbour Beach and min. to Webbers store. Approx. 55 min. to Dartmouth.

#### Listing Agent

Anita Wintzer C: 902-499-4772 E: anita@anitahome.ca



#### Directions

Hwy 7 to Clam Harbour Rd.



[www.anitahome.ca](http://www.anitahome.ca)

[anita@anitahome.ca](mailto:anita@anitahome.ca)

Dartmouth

7 Mellor Ave.

Dartmouth, Nova Scotia B3B 0E8

P: (902) 499-4772 F: (902) 827-5515

Interested parties are encouraged to seek independent verification of facts presented herein.

#### Property Highlights

Age ±: 40

Lot Size: .98 Acres

Dimensions: 14 x 64 + 8 x 24

Zoning: MU

Assessment: 49500

Taxes: 505

Style: Bungalow

Bedrooms: 2

Bathrooms: 1.5

Flooring: Laminate, Vinyl

Heating: Electric

Water: Drilled Well

Sewer: Septic

Parking: Paved

Garage: None

#### Rooms

Kitchen: 13'9 x 10 (Main)

Dining Room: 12'2 x 8 (Main)

Living Room: 13 x 21'8 (Main)

Bath: 4 PC with Laundry (Main)

Master Bedroom: 13'9 x 10'11 (Main)

Bedroom: 10'9 x 7'4 (Main)

Bath: 10'10 x 7'2 (Main)

Storage: Full Basement with Walkout (Lower)