

***603 East Petpeswick Rd.***



**File# 262**

## ***Fixer Upper - Water Access***

***\$189,900.00 CAD***

Looking for a Fixer Upper? Get ready to invest into this 4 bedroom, 2 bath home situated on 3 acres with a 50 ft. ROW across the street to the beautiful Petpeswick Harbour! Offering privacy, beautiful trees and within min. of gorgeous Martinique Beach, amenities and Petpeswick Yacht Club. The home has been painted inside throughout, most carpets removed to allow buyer to decide on their new flooring. The home will require cosmetic TLC, but the roof has been replaced in the past few years and the house offers good square footage with separate dining room and patio doors to back deck. Electric baseboard heat, large recroom downstairs, a 4th bedroom, 1/2 bath, workshop area and large storage room with walkout to the side yard. HW tank (2 yrs), UV light on water supply (2019). Being sold "as is", come make an offer!! You'll find a 7 acre parcel right beside this home also for sale if you are looking for more space. Call listing agent for details.

### **Listing Agent**

**Anita Wintzer** C: 902-499-4772 E: [anita@anitahome.ca](mailto:anita@anitahome.ca)



**[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 ±:**

**Lot Size:** 3 Acres

**Dimensions:** 42 x 26

**Zoning:** MU

**Assessment:** 162100

**Taxes:**

**Style:** Side Split

**Bedrooms:** 4

**Bathrooms:** 1.5

**Flooring:**

**Heating:** Electric

**Water:** Drilled Well

**Sewer:** Septic

**Parking:**

**Garage:**