

## 1772 Ostrea Lake Rd.



File# 268

### Character Home with Oceanfront!

**\$173,500.00 CAD**

First time on the market! This cozy 3 bedroom, 2 bath home is situated in a beautiful Nova Scotia community surrounded by fishing boats, stunning oceanviews of Jeddore Harbour and includes the waterfront parcel across the street with a large building perfect for storing small boats, fishing gear or a great hobby shop. The property is beautifully landscaped and includes a small shed & new fibreglass oil tank,. Inside you'll find the master bedroom on the main floor with ensuite that shares with the main floor, large eat in kitchen & mudroom. Upstairs you'll find two more bedrooms and full bath as well as 3 large storage rooms along the landing. This would make a great home or cottage and with a bit of updating you can increase your value and investment. The views are breathtaking and all within 1 hour of Halifax, 10 min. to amenities incl. hospital, shopping, and more

#### Listing Agent

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



#### Directions

Hwy 7 to Head of Jeddore. Turn on West Jeddore Rd.



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

#### Property Highlights

Age ±: 65

Lot Size: 24,573 SF

Dimensions: 40 x 24 + 4'6 x 8

Zoning: MU

Assessment:

Taxes: 941.56 + 12.61

Style: 2 Story

Bedrooms: 3

Bathrooms: 2

Flooring: Carpet, Vinyl

Heating: Oil, Forced Air

Water: Dug Well

Sewer: Septic

Parking:

Garage: No