

## 35 Bayers Mill Rd.



File# 330

### Lovely Rural Bungalow

**\$339,900.00 CAD**

This beautiful open concept bungalow is situated on a quiet 2.55 acre parcel (as per POL) just min. from the village of Musquodoboit Hbr. & approx. 10 min. from beautiful Martinique Beach. Featuring two bedrooms and 2 baths & main floor laundry on the main level, bright sunny living room with abundance of windows featuring cathedral ceilings & corner propane stove (Two large propane tanks are owned). The master bedroom has a large W/I closet and pass through to main bath. Other features incl. hardwood floors, large deck to fenced in yard, 34 x 23 outbuilding/garage which would make a nice workshop or storage & central vac. The downstairs is dry and partially finished with walkout & more space to finish if needed. Updates incl. metal roof, all newer windows, furnace (2016) & generator, lennox air conditioner. HW tank is leased. At the end of the street you have direct access to the Canada trail. Pre-inspected Septic just completed and Water Testing which is available to buyers upon an accepted offer.

#### Listing Agent

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



#### Directions

Hwy 357 to Bayers Mill Rd.



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

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

#### Dartmouth

7 Mellor Ave.

Dartmouth, Nova Scotia B3B 0E8

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

#### Property Highlights

Age ±: 32

Lot Size: 2.55 ACRE

Dimensions: 32'7 x 42

Zoning: MU

Assessment:

Taxes: 1788.57

Style: Bungalow

Bedrooms: 2

Bathrooms: 1.5

Flooring: Hardwood, Vinyl

Heating: HW Baseboard, Oil

Water: Drilled Well

Sewer: Septic

Parking: Paved

Garage: Detached Single

#### Rooms

Kitchen: 14'9 x 8'2 (Main)

Dining Room: 15'9 x 7'2 (Main)

Living Room: 15 x 15 (Main)

Master Bedroom: 13'7 x 14 (Main)

Bedroom: 14'2 x 8'8 (Main)

Bath: 4 PC (Main)

Laundry: 12 x 6'10 (Main)

Bath: 2 PC (Main)

Walk-in Closet: hallway 7 x 5 (Main)

Rec Room: 14'4 x 24'10 (Lower)

Den/Office: 11 x 14'8 (Lower)

Workshop: 21'7 x 14'10 (Lower)

Workshop: Utility/Storage 15 x 15 (Lower)