

34 Flat Point Road Clam Harbour

Home/Cottage next to Clam Harbour Beach

\$74,900.00 CAD

"WATER FRONT HOME or COTTAGE"

This lovely 2 bedroom mini home would make a great year round home or cottage on a sandy bay in behind the well known Clam Harbour Beach 1 hour east of Dartmouth. The home has a great sandy shore line and great for swimming when the tide is in on the hot summer days or clam digging when the tide is out leaving sandy flats.

The home needs some updating but has great bones with open kitchen, dining room overlooking the living room. The bedrooms are a large comfortable size. Enjoy the sunsets from your deck overlooking the water. Clam Harbour beach is only a 15 minute walk away. This 2.37 acres would make a great retirement or cottage home.



Directions

Highway # 7 East to Clam Harbour Road turn left to Flat Point Rd just pass the Clam Harbour Beach entrance. Look for the Bob Harris Real Estate Sign



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Offices in Bedford and Lunenburg, NS

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

Property Highlights

Waterfront: Yes

Age ±: 24 years

Lot Size: 2.37 acres

Dimensions: 14 x 57

Zoning: Mul

Assessment: 109600.00

Taxes: 700.00

Style: Mini Home

Bedrooms: 2

Bathrooms: 1

Flooring: vinyl

Heating: electric

Water: Well

Sewer: Septic

Parking: Double gravel driveway

Garage: No

Services: Power, high speed internet, cable and phone

Rooms

Bedroom: 13.5 x 11.3 (Main)

Dining Room: Combine 13 x 13.5 (Main)

Kitchen: 13 x 13.5 with DR (Main)

Laundry: in Hallway (Main)

Living Room: 13.5 x 11 (Main)

Master Bedroom: 13.3 x 13.5 (Main)