

# 28 Rosley Road Beaver Bank

*"Home with development potential"*

**\$279,000.00 CAD**

"CAPE COD STYLE HOME"

The Cape style home consists of 3 bedrooms and 2 bathrooms with a double garage and one single garage. The property has open fields with approx. 2 acres. The home will need updating but has a good structure. There is another 23 acres that can be purchased. Most of the acreage comes with mature forest of pine trees and hardwood trees. The property is bordered at one end with a stream and rapids connected to the lake. This land also has great elevation with a gentle slope leading from the paved road to the water's edge.

## Listing Agent

**Bob Harris** C: 902-452-0842 E: bob@homesinnovascotia.com



## Directions

Bedford highway to Beaver Bank Rd to Rosley Road and turn left. first house on the left. Look for the Bob Harris Real Estate Sign



[www.HomesInNovaScotia.com](http://www.HomesInNovaScotia.com)

**Offices in Bedford and Lunenburg, NS**

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

## Property Highlights

**Waterfront:** No

**Age ±:** 31

**Lot Size:** 29.7 acres

**Dimensions:** 24 x 40

**Zoning:** Mul

**Assessment:** To be arranged

**Taxes:** To be arranged

**Style:** Cape Cod

**Bedrooms:** 3

**Bathrooms:** 3

**Flooring:**

**Heating:** electric

**Water:** Drilled well

**Sewer:** Septic

**Parking:** Double driveway

**Garage:** Double and single

**Services:** Electric, cable, phone and internet.

## Rooms

Living Room: 14.10 x 24.4 (Main)

Kitchen: 10.11 x 7.9 (Main)

Bedroom: 10.11 x 10.11 (Main)

Bedroom: 11.7 x 11 (Main)

Bath: 1-3 pc (Main)

Bedroom: 14.4 x 13.4 (2nd)

Bath: 1-3 (2nd)

Rec Room: 14.8 x 16.9 (Lower)

Bath: 1-2 pc (Lower)

Laundry: 21.9 x 11.1 (Lower)