

# *156 Pool Rd, Sheet Harbour NS*

## *Contractor's home on the river*

***\$297,500.00 CAD***

"A HOME BUILDER'S HOME ON THE RIVER"

Are you looking for a new home with all in floor heating and top quality craftsmanship?

This 3 bedroom home has a lot to offer from in floor heating to spacious living room, dining room, open kitchen and plenty of storage room all with beautiful river views. The property is a good size to manage with a separate 2 car garage/ workshop and two well designed storage buildings. The home owner installed over 200 feet of stone wall to protect the land from the gentle flowing river.

The property is within 5 minutes drive to shopping, schools, hospital and short distance to beaches. Only 1.5 hours from Halifax.

### **Listing Agent**

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



### **Directions**

Take highway 7 to Sheet Harbour and look for Loop Rd turn left to civic 156.. No 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:** Yes

**Age ±:** 8 years

**Lot Size:** 26250.0 sq ft

**Dimensions:** 28 x 54

**Zoning:** R-1

**Assessment:** 173,200

**Taxes:** 1200.00

**Style:** Bungalow

**Bedrooms:** 3

**Bathrooms:** 2

**Flooring:** Ceramic & wood

**Heating:** Electric water

**Water:** Well

**Sewer:** Septic

**Parking:** Double gravel driveway

**Garage:** Double 24 x 26

**Services:** Cable, high speed internet and phone

### **Rooms**

Kitchen: 14 x 20.3 (Main)

Dining Room: 14 x 14 (Main)

side entrance : 7 x 12 (Main)

Living Room: 12 x 19.7 (Main)

Laundry: 5 x 7 (Main)

Master Bedroom: 11 x 13.3 (Main)

Ensuite: 1-3 (Main)

Bath: 1-5 (Main)

Bedroom: 9.4 x 9.0 (Main)

Bedroom: 9.6 x 10 (Main)

Foyer/Hall: 4.2 x 7.0 (Main)