

## 469 Ostrea Lake Rd.



File# 335

### Oceanview Bungalow

**\$274,900.00 CAD**

Never before on the market, this 2 bed, 2 bath bungalow sits on 1.16 acres of privacy surrounded by beautiful birch trees and the sounds of nature. Sun pours into the open concept living space with an abundance of windows and patio doors to a large 32 ft. deck to enjoy the spectacular sunsets over the ocean. There is so much more potential in the basement as it has already had some stud partitions put in & insulated walls to finish rooms such as large rec room area, laundry, den/office, furnace and storage room as well as a 2nd finished bathroom. The back yard offers a fenced in area that wraps around to the side yard, perfect for pets or small children. Recent upgrades incl. new roof shingles in 2020 (lease to be paid out at closing by Seller), HW tank (2 yrs). You are within 5 min. of the shops in Head of Jeddore, hospital, markets & approx. 35 min. from the city. You are also within 15 min to local beaches such as Martinique Beach & Clam Hbr. Beach.

#### Listing Agent

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



#### Directions

Hwy 7 to Ostrea Lake Rd.



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

#### Property Highlights

Age ±: 22

Lot Size: 50462 sq. ft.

Dimensions: 28'5 x 36'5

Zoning: MU

Assessment: 176,000

Taxes: 1404.63

Style: Bungalow

Bedrooms: 2

Bathrooms: 2

Flooring: Laminate, Carpet, Ceramic

Heating: Oil, Forced Air

Water: Drilled Well

Sewer: Septic

Parking: Gravel & Paved

Garage: