

# \$519,900 - 17600 & 17604 Highway 103, Italy Cross

MLS® #202509074

**\$519,900**

2 Bedroom, 1.00 Bathroom, 1,090 sqft

Single Family on 3.48 Acres

Italy Cross, Italy Cross, Nova Scotia

Opportunity awaits for all Buyers with this incredible and well maintained property offering 2 Homes including a meticulously maintained 2 Bedroom bungalow, a well maintained 2 Bedroom (could be turned back into 3 beds) Mini Home, a detached and wired 2 car Garage, a Workshop, a Barn, and a total of 3.48 Acres of prime Real Estate! If you have driven by it...it has caught your eye! This property has the most amazing curb appeal with it's circular paved driveway, park-like yard with mature trees and perennials, and plum, apple, and cherry trees! This 2 Bed and 1 Bath Bungalow offers 1 level living with a bright and spacious eat in Kitchen with tons of counter and cupboard space, a large Living Room with patio doors and a cozy wood stove and heat pump for inexpensive heating and cooling all year long. You will also love the updated and gorgeous wheel chair friendly Bathroom with stand up shower and tub, 2 large Bedrooms, main floor Laundry Room, tons of storage and a full walk out basement. Many upgrades over the years including some new vinyl windows, appliances, Bathroom, new deck, roof shingles, fibreglass oil tank, wired for generator, and so much more! The 1991 2 Bedroom Kent Mini Home next door is perfect for a rental property and is move-in ready, with all appliances and heat pump included. This all sounds great but wait until you see the 24x24 Two car garage, the 10x30 workshop, and the large 2 storey Barn! This versatile property offers income potential to help pay the



mortgage, a perfect spot for an at home business, or the opportunity to keep your loved ones close, but with their own independance! Location just does not get better than this being only 10 min to Bridgewater, 13 min to the white sand Crescent and Rissers beaches, great school district, and a quick and easy commute to Halifax! Properties like this are a very rare find so this might just be the best investment you will ever make! (id:6289)

Built in 1970

**Essential Information**

Listing #	202509074
Price	\$519,900
Bedrooms	2
Bathrooms	1.00
Square Footage	1,090
Acres	3.48
Year Built	1970
Type	Single Family
Sub-Type	Freehold
Style	Bungalow, Mini

**Community Information**

Address	17600 & 17604 Highway 103
Subdivision	Italy Cross
City	Italy Cross
Province	Nova Scotia
Postal Code	B4V0L1

**Amenities**

Amenities	Golf Course, Park, Playground, Shopping, Place of Worship, Beach
Features	Treed, Sloping, Level
Parking	Detached Garage, Garage, Gravel, Paved Yard
# of Garages	2

**Interior**

Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
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Cooling	Heat Pump
# of Stories	1
Basement	Walk out

## Exterior

Exterior	Wood siding
Exterior Features	Partially landscaped
Foundation	Poured Concrete

## Listing Details

Listing Office	EXIT Realty Inter Lake
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