

# \$289,000 - 716 Little Pond Road, Florence

MLS® #202519554

**\$289,000**

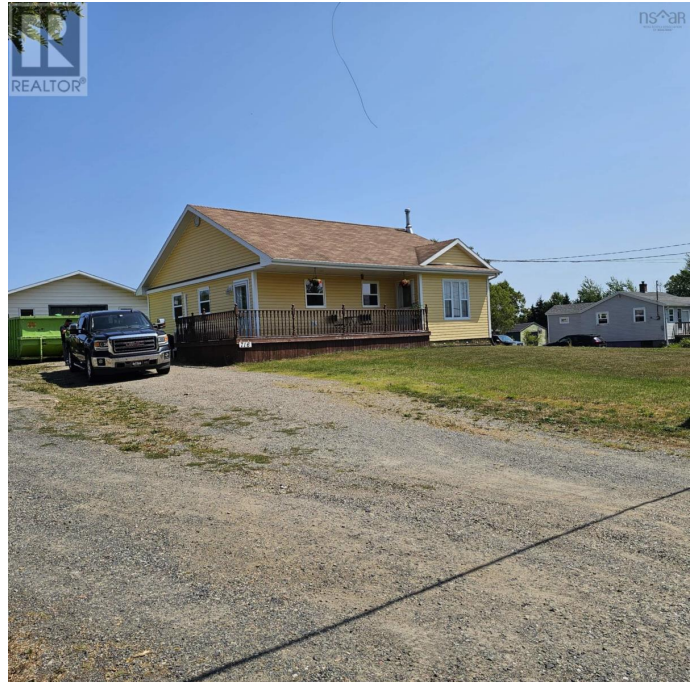
2 Bedroom, 1.00 Bathroom, 1,270 sqft

Single Family on 0.50 Acres

Florence, Florence, Nova Scotia

Welcome to this beautifully maintained bungalow, ideally situated in a sought-after area of Florence. Set on nearly half an acre of landscaped property with mature trees, this home offers both privacy and charm. The warm and inviting interior features an open-concept kitchen that flows seamlessly into a comfortable family room, creating an ideal space for both everyday living and entertaining. Two well-appointed bedrooms and a full bath complete the main level. The spacious, unfinished basement provides excellent potential for customization, allowing you to design a space that perfectly suits your lifestyle. A detached garage equipped with its own electrical meter offers additional storage or workshop space. Recent updates enhance the home's appeal and efficiency, including roofing shingles replaced approximately 10 years ago (coinciding with an addition), as well as updated siding, flooring, and windows. The electrical panel has been upgraded to breakers, and the home is heated by an oil-fired hot water system, complemented by a recently added heat pump for air conditioning and supplemental winter heating. A new oil tank has also been installed and the septic pumped recently. Located just minutes from local shopping and amenities, and close to the beach, this move-in-ready property combines comfort, functionality, and location making it an ideal opportunity for a new homeowner.

(id:6289)



Built in 1975

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 202519554     |
| Price          | \$289,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Square Footage | 1,270         |
| Acres          | 0.50          |
| Year Built     | 1975          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 716 Little Pond Road |
| Subdivision | Florence             |
| City        | Florence             |
| Province    | Nova Scotia          |
| Postal Code | B1Y1S7               |

## Amenities

|              |   |
|--------------|---|
| Amenities    | Golf Course, Park, Playground, Public Transit, Shopping, Place of Worship |
| Features     | Sump Pump   |
| Parking      | Detached Garage, Garage, Gravel   |
| # of Garages | 2   |

## Interior

|              |                             |
|--------------|-----------------------------|
| Appliances   | Stove, Washer, Refrigerator |
| # of Stories | 1                           |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Vinyl           |
| Exterior Features | Landscaped      |
| Foundation        | Poured Concrete |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | EXP Realty of Canada Inc. |
|----------------|---------------------------|



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 15th, 2025 at 7:46am MDT