

# \$335,000 - 1184 Highway 206, West Arichat

MLS® #202522455

**\$335,000**

2 Bedroom, 2.00 Bathroom, 1,210 sqft

Single Family on 1.65 Acres

West Arichat, West Arichat, Nova Scotia

Welcome to 1184 Highway 206, West Arichat, Isle Madame. This well maintained property blends comfort, efficiency, and flexible space in a peaceful coastal setting just minutes from local amenities. The main level features an open concept kitchen and dining area with cathedral ceilings and skylights that bring in an abundance of natural light. You'll find two bedrooms, a full bath, and a convenient laundry area all on the same floor, plus a bright sunroom perfect for relaxing or entertaining year round. The lower level has its own entrance and includes a spacious open area with a three piece bath; ideal for additional living space, a home business, or easy conversion into a separate apartment. With three ductless heat pumps, the home stays comfortable and energy efficient year round. A 16 x 20 attached garage, a 20 x 24 detached garage/workshop, and an additional 12 x 20 storage building provide plenty of room for vehicles, hobbies, or equipment. As a bonus, the property includes a separate parcel across the road next to the water an ideal spot to place a picnic table or bench and take in the peaceful cove views. (id:6289)

Built in 1974

## Essential Information

Listing # 202522455

Price \$335,000



Bedrooms	2
Bathrooms	2.00
Square Footage	1,210
Acres	1.65
Year Built	1974
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	1184 Highway 206
Subdivision	West Arichat
City	West Arichat
Province	Nova Scotia
Postal Code	B0E3J0

### Amenities

Amenities	Public Transit, Place of Worship, Beach
Parking	Attached Garage, Detached Garage, Garage, Gravel
# of Garages	3
View	Ocean view
Is Waterfront	Yes
Waterfront	Waterfront

### Interior

Appliances	Oven - Electric, Dishwasher, Dryer, Washer, Microwave
Cooling	Heat Pump
# of Stories	1

### Exterior

Exterior	Vinyl
Exterior Features	Partially landscaped
Foundation	Poured Concrete

### Listing Details

Listing Office	iLand Realty Inc.
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