

\$429,000 - 560 West Sable Road, West Middle Sable

MLS® #202522922

\$429,000

3 Bedroom, 1.00 Bathroom, 1,600 sqft

Single Family on 142.00 Acres

West Middle Sable, West Middle Sable, Nova Scotia

Situated along the Sable River in West Middle Sable, Nova Scotia, this unique property has been in the same family since the 1940's. The property is in two parts, one is a large 137 acre property that is over 800 ft wide and 1.35 miles deep it is well treed with a mixture of hardwood and softwood and there is a woodlot survey available, this property has been untouched for years and has good potential as a managed woodlot. The other lot is a 5 acre lot on the Sable River with over 2000ft of riverfront, the lot is well treed and is directly across the road from the 137 acre property. At the road is the old family homestead, the home which was renovated in the 1980's is very solid with a drilled and dug well and a modern septic system.. The home is 1600sqft over a story and a half, the ground floor has a large eat in kitchen, The unique wood/oil enamelled cookstove is included, as well there is a new patio door that leads out to the backyard. Off the kitchen is the large living room, with a large window facing East and the river. There is a retro 4pc bath with laundry hookups and a den, and a good sized bedroom completes the first floor. The second floor has a large open concept room, it would be easy to turn this room into two more bedrooms. A large bedroom and two large storage areas completes this floor. There is a nice mowed yard around the house with a grassy path that leads to the 29' x 22' story and a half post and beam barn, the barn has



access to the West Sable Road. There is also a tool/firewood shed near back door. This a rare opportunity to own a homesteading property with a usable barn and a large untouched woodlot with a riverfront lot that could be developed or resold. Louis Head Beach is only a short drive away, one of the best beaches in the South Shore. The property has bell Fiberop at the road and it is only a 25 minute drive the the Historic Town of Shelburne with all amenities.. Check out the online house tour! (id:6289)

Essential Information

Listing #	202522922
Price	\$429,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,600
Acres	142.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	560 West Sable Road
Subdivision	West Middle Sable
City	West Middle Sable
Province	Nova Scotia
Postal Code	B0T1V0

Amenities

Amenities	Shopping, Beach
Features	Treed
Parking	Paved Yard
View	River view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water softener
# of Stories	2

Exterior

Exterior	Vinyl
Exterior Features	Partially landscaped
Foundation	Stone

Listing Details

Listing Office	Keller Williams Select Realty (Shelburne)
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