

# \$295,000 - 1600 Lingan Road, River Ryan

MLS® #202525696

**\$295,000**

4 Bedroom, 3.00 Bathroom, 1,616 sqft

Single Family on 3.70 Acres

River Ryan, River Ryan, Nova Scotia

Welcome to 1600 Lingan Road in River Ryan! This 3.7-acre property features two renovated mobile homes, a poured concrete slab ready for a new build, and excellent development potential. The first home (14 x 64) is fully renovated inside with an ensuite bath, second full bath, new appliances, a 200-amp panel, and a new hot water tank. The second home (12 x 60) has been completely renovated on the exterior with new siding, roofing, and a 100-amp panel, and is partially finished inside. The property also includes three separate septic systems, a new drilled well servicing both homes, and a large gravel parking area. The lot itself is partially cleared and close to local ATV trails, this property offers space, flexibility, and endless possibilities! (id:6289)

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 202525696     |
| Price          | \$295,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 1,616         |
| Acres          | 3.70          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 1600 Lingan Road |
| Subdivision | River Ryan       |
| City        | River Ryan       |
| Province    | Nova Scotia      |
| Postal Code | B1H5S9           |

### **Amenities**

|         |        |
|---------|--------|
| Parking | Gravel |
|---------|--------|

### **Interior**

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Appliances   | Range, Dryer, Washer, Microwave, Refrigerator, Water softener |
| Cooling      | Heat Pump                                                     |
| # of Stories | 1                                                             |

### **Exterior**

|          |       |
|----------|-------|
| Exterior | Vinyl |
|----------|-------|

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Park Place Inc. |
|----------------|------------------------|



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