

\$449,900 - 119 Brickyard Road, Pugwash

MLS® #202508523

\$449,900

0 Bedroom, 0.00 Bathroom,
Multi-family on 0.80 Acres

Pugwash, Pugwash, Nova Scotia

Nestled in the picturesque village of Pugwash, Nova Scotia, this remarkable triplex offers a unique blend of historical charm and modern convenience. Built in 1997 by the current owner, this property exudes an upscale old-school elegance reminiscent of the grand historic homes found throughout Nova Scotia. The beautifully landscaped grounds and manicured lawn provide a serene setting, with expansive views of the Pugwash Harbor visible from many windows and the yard. Take a two minute walk from your door step and you will find a spectacular sandy beach in one direction and the Brick Yard Marina and Pugwash yacht club in the other. The two lower-level units are a mirror image of one other, featuring a thoughtful two-bedroom, two-bathroom layout. These units include a half-bath on the main floor and a full four-piece bath on the lower level, making them both practical and comfortable for tenants. The upper unit also features two spacious bedrooms, creating a versatile living space that can cater to various needs, whether for extended family, guests, or additional rental income. This property represents an outstanding investment opportunity, with significant potential to increase market rents or undertake renovations to further enhance its value. Currently, the units are rented below fair market value, highlighting the potential for improved revenue. For those interested in short-term rentals, the property is ideally suited for use as an Airbnb, allowing for a seamless



operation. Spanning 3,300 square feet of finished living space, this triplex offers ample room and versatility. Its location in Pugwash, a well-known vacation destination, adds to its appeal, making it perfect for a family looking for an investment property that doubles as a vacation home. The expansive harbor views and charming setting ensure that this property will attract both long-term tenants and vacationers alike, making it a truly exceptional offering in the Nova Scotia real estate market. (id:6289)

Built in 1998

Essential Information

Listing #	202508523
Price	\$449,900
Bathrooms	0.00
Acres	0.80
Year Built	1998
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	119 Brickyard Road
Subdivision	Pugwash
City	Pugwash
Province	Nova Scotia
Postal Code	B0K1L0

Amenities

Amenities	Park, Shopping, Place of Worship, Beach
Utilities	Cable Available
Features	Balcony
Parking	Gravel
View	Harbour, Ocean view, View of water

Exterior

Exterior	Wood siding
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Foundation

Concrete Perimeter

Listing Details

Listing Office

Exit Real Estate Professionals



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