

\$368,000 - 11 Ells Lane, Advocate Harbour

MLS® #202513993

\$368,000

5 Bedroom, 3.00 Bathroom, 3,472 sqft

Single Family on 2.24 Acres

Advocate Harbour, Advocate Harbour, Nova Scotia

Welcome to your spacious approximately 2 acre, coastal retreat in the heart of Advocate Harbour. This charming six bedroom, three-bathroom home offers comfortable living with an abundance of room for everyone and then some. Step inside to discover an inviting eat-in kitchen, a generous living room, and a separate family room perfect for movie nights or rainy-day board games. There's even a cozy reading nook for quieter moments and a dedicated space ideal for a home office. Outdoors, nature lovers will be thrilled by the well-maintained perennial flower gardens, perfect for afternoon strolls or a colorful view with morning coffee. Green thumbs will appreciate the handy greenhouse, and the two outbuildings provide ample storage or creative workspace options. For peace of mind, a backup generator ensures you'll never be left in the dark. The home is just steps from local favorites like Driftwood Beach and Chignecto Park, inviting year round exploration. Looking to dine out? The renowned Wild Caraway restaurant is nearby, and adventure awaits at Cape Chignecto Provincial Park and Cape d'Or Coastal Park. Whether you're into hiking, kayaking, or simply enjoying breathtaking views, it's all right here. With a layout that supports both privacy and gathering, and a location that balances tranquility with easy access to natural beauty, this is more than just a home; it's an opportunity to live life at your own pace. Plus, the home is being sold fully



furnished. All thats missing is you and your
welcome mat. (id:6289)

Built in 1981

Essential Information

Listing #	202513993
Price	\$368,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	3,472
Acres	2.24
Year Built	1981
Type	Single Family
Sub-Type	Freehold
Style	5 Level

Community Information

Address	11 Ells Lane
Subdivision	Advocate Harbour
City	Advocate Harbour
Province	Nova Scotia
Postal Code	B0M1A0

Amenities

Amenities	Park, Playground, Place of Worship, Beach
Features	Level
Parking	Attached Garage, Concrete, Garage, Gravel
# of Garages	2
View	View of water

Interior

Appliances	Barbeque, Oven, Dishwasher, Dryer, Washer, Freezer, Microwave
Fireplace	Yes
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Vinyl
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office Coldwell Banker Open Door Realty Ltd.



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