

\$350,000 - 3656 Highway 209, Advocate Harbour

MLS® #202521740

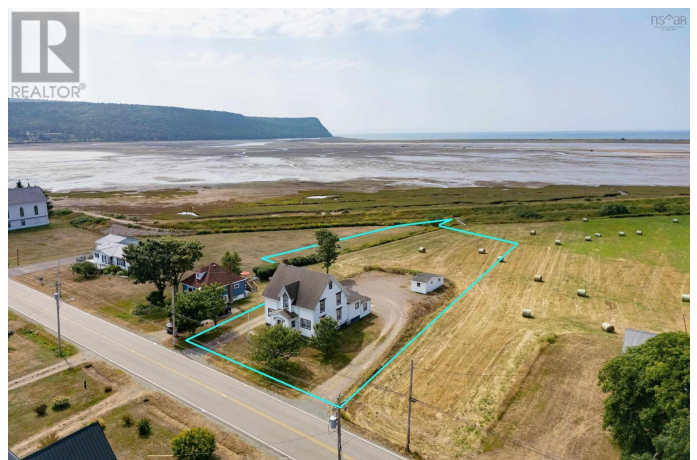
\$350,000

4 Bedroom, 2.00 Bathroom, 2,270 sqft

Single Family on 1.30 Acres

Advocate Harbour, Advocate Harbour, Nova Scotia

Welcome to 3656 Hwy 209, Advocate Harbour where you can take in the Harbour view and watch the world's highest tides each day, from the comfort of home! This home is steeped in local history and was once run as a hotel. The main floor offers a mud room at the rear entrance of the wrap around driveway, that takes you up to a sitting room + laundry with plenty of natural light, leading into the kitchen, dining room that was converted to a main floor bedroom, through a short hallway to the 4 pc bath and the front entrance a spacious living room. Upstairs you will 4 great sized bedroom, a 4 pc bath, and a walk-up to the attic storage rooms. The full basement has a sewing room, workshop and plenty of storage. A new front deck was added in 2024. Hot water radiant heat, wood and oil furnaces + 2 heat pumps for AC and supplementary heat for those colder months. Advocate Harbour is a quaint, seaside community with phenomenal ocean views, with Cape d'Or lighthouse close by, the Cape Chignecto Provincial Park for hiking, the Wild Caraway for dining & dreaming, along with local groceries & gas and much more in this village by the sea! (id:6289)



Essential Information

Listing # 202521740

Price \$350,000

Bedrooms	4
Bathrooms	2.00
Square Footage	2,270
Acres	1.30
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3656 Highway 209
Subdivision	Advocate Harbour
City	Advocate Harbour
Province	Nova Scotia
Postal Code	B0M1A0

Amenities

Features	Level
Parking	Gravel, Parking Space(s)
View	Harbour

Interior

Appliances	Stove, Dryer, Washer, Refrigerator
Cooling	Wall unit, Heat Pump
# of Stories	3

Exterior

Exterior	Vinyl
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	Coldwell Banker Performance Realty
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