

\$320,000 - 2714 Highway 320, Poulamon

MLS® #202522868

\$320,000

6 Bedroom, 3.00 Bathroom, 3,028 sqft

Single Family on 15.03 Acres

Poulamon, Poulamon, Nova Scotia

This spacious multi-family home in a quiet rural setting of Cape Breton offers great potential for its next owners. Situated on a generous lot, it provides many possibilities whether as a family residence or as an investment property. The home impresses with its size, solid structure, and expansive grounds, while multiple rooms allow for flexible use such as living, working, or creating separate units. All heating pipes are already installed and functional, with only the installation of a new system remaining, such as a propane tank with a boiler in the basement. A current professional quote is available for approximately CAD 12,050 including tax, and the seller will provide this exact amount as a closing credit. Buyers therefore have full transparency and the freedom to select the heating solution that best suits their needs, without unexpected costs. This large multi-family home presents versatile potential in a peaceful rural location with good accessibility. The expansive lot offers many possibilities, while the solid structure is ready for customization. With heating pipes already in place, a professional quote available, and the seller providing an equal credit at closing, buyers can proceed with confidence knowing the situation is transparent and free of hidden risks. A property full of potential, this is perfect for buyers who value space, substance, and the freedom to create. With manageable investments, it can easily become a truly special home or an income generating



property. (id:6289)

Essential Information

Listing #	202522868
Price	\$320,000
Bedrooms	6
Bathrooms	3.00
Square Footage	3,028
Acres	15.03
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2714 Highway 320
Subdivision	Poulamon
City	Poulamon
Province	Nova Scotia
Postal Code	B0E1K0

Amenities

Amenities	Place of Worship, Beach
Features	Treed
Parking	Gravel
View	Ocean view, View of water

Interior

Appliances	Stove, Dryer, Washer, Freezer, Refrigerator, Water softener
# of Stories	2

Exterior

Exterior	Wood shingles
Foundation	Poured Concrete

Listing Details

Listing Office	iLand Realty Inc.
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