

For Sale by Owner

Beautiful 1 and a half story home in picturesque Louisbourg, Cape Breton Island, Nova Scotia. Magnificent ocean view. Close to downtown.

Overview

The house is sold fully furnished (with some exceptions noted below), including all appliances (fridge, stove, microwave), beds, linens, kitchen utensils, TV etc. so you could just bring your suitcase and move in.

Main floor: Entrance into hallway leading to stairs, living room and kitchen. Living room area with display coffee table. Newer laminate floors throughout first floor (hall, living room, dining room, kitchen and back entrance cloak room). Recently renovated (2016) kitchen.

Second floor: 3 piece bathroom with newer toilet, single sink and tub/shower. Master bedroom with a queen size bed. Second bedroom with a double bed. Both rooms have extra storage.

Basement: Unfinished. Washer and dryer are located here as well as a workbench and ample storage shelving.

Shed: Recently built 14x12 shed with newer self propelled lawn mower, weed wacker and all gardening tools.

Directions

Louisbourg is located about 35 km south of Sydney (drive south on Highway 22). Sydney airport is nearby (45 km) for convenient travel access from out of province.

Property Details

Title:	Freehold
Property Size:	13,730 Sq.Ft., 0.16 Acres, Frontage 100 Ft, Depth 120 Ft
Building exterior square footage:	1650
Access:	Year Round

Land features: Landscaped, mostly level, sloping down at the rear
 Driveway: Paved
 Ocean Access: Beach is accessible with a short walk
 Age: 1914, moved in the 1960s on new foundation
 Assessment (2020): \$48,600
 Taxes (2019): \$886.81
 Zoning: Residential
 Style: 1 1/2 Storey
 Heating: Oil Fired Central Hot Air (oil tank located in basement)
 Water: Municipal water supply
 Sewer: Septic system; tank cleaned out in 2010
 Services: Electricity, Telephone, Cable TV, Internet
 Electric Service: 100 Amp
 Hot Water Tank: Electric
 Exterior: Aluminum Siding
 Foundation: Cement Blocks
 Basement Floor: Concrete

Dimensions (approx.)	Hall	44" x 52"
	Living	11 x 14
	Dinin	
	Kitchen	11 x 17
	Bathroom	4.5 x 7
	Master BR	12.5 x 14.5
	BR 2	
	Basement	17 x 24

Total living space (approx.) 1400 SqFt

Closing date: Negotiable

Asking Price: \$109,900.00

For further information or to make a viewing appointment please email michel416@hotmail.com or call 902-733-3801 and leave your name & number.

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