

## 287 Martins Point Road, Martins Point



MLS® 202211730

### *Fresh & Bright with the Ocean in Sight!*

**\$352,000**

This compact and tidy little home enjoys a peaceful rural setting with pretty ocean views. An ideal starter home to fit the budget of first-time Buyers, or a perfect fit for retirees looking to down-size. Because of the idyllic seaside location, this little gem would also be a great income property on the vacation rental market. The 2 bedroom/1 bathroom home features an open concept living space that extends to the outdoors through a pair of French doors off the Dining Room. A large oceanview deck is where you'll spend your summers dining al fresco, entertaining friends, or simply whiling away the hours soaking in the beautiful setting. There's additional living space in the basement where you'll find a huge room that just needs some finishing touches to become a fabulous Family Room, Rec Room or Media Room. Outside, a large level lawn provides plenty of space for gardens, pets, or expanding the home. Peaceful Martins Point is a friendly enclave of year-round and seasonal homes. Midway between popular Chester and Mahone Bay, a host of amenities, services and attractions are just 5-10 minutes in either direction, and the Rails-to-Trails network can be accessed just down the road providing miles of cycling and walking adventures. And let's not forget about affordability...at this price, this little gem won't last long. Come see for yourself!



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### Property Highlights

**Age ±:** c. 1972  
**Lot Size:** 30,492 sq ft (.7 acres)  
**Style:** Bungalow  
**Floor Space:** 1220 sq ft  
**Bedrooms:** 2  
**Bathrooms:** 1  
**Flooring:** laminate, linoleum  
**Heating:** oil-fired forced hot air  
**Water:** dug & drilled wells  
**Sewer:** septic  
**Parking:** paved double driveway  
**Services:** electricity, phone, cable, high-speed internet  
**Features:** large deck w/ ocean view  
**Outbuildings:** garden shed  
**Zoning:** Mixed Use

### Rooms

Living Room: 19 x 10.5 (Main)  
Dining Room: 14.4 x 9.11 (Main)  
Kitchen: 10 x 8.10 less jog (Main)  
Foyer/Hall: 7.2 x 3.7 (Main)  
Bedroom: 11 x 10.5 (Main)  
Bedroom: 10.3 x 8.1 (Main)  
Bath (4-pc): 6.10 x 5 (Main)  
Back Porch: 5.11 x 5.6 (Main)  
Family Room: 31.10 x 9.9 + 10 x 3.10 (Lower)  
Laundry / Workshop: 18.7 x 9.5 (Lower)  
Utility Room: 9.10 x 9.6 (Lower)

### Directions

Located off Hwy 3 (The Lighthouse Route) midway between Chester Basin and Mahone Bay. At the SURE Courier depot turn onto Martin's Point Rd. Continue 1.4 km to the civic number sign for #287. Take the paved driveway to the immediate left of the 287

### Listing Agents

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