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## **81 Chemin Des Bouleaux, Sluice Point NS B0W 3M0**

**\$395,000**

The Real Estate Store



Nestled nicely in the hardwoods just 20 minutes from Yarmouth is 81 Chemin des Bouleaux. This cottage / recreation property features coastal shoreline on Indian Bay. Additionally there are several out buildings that can serve for short term living space or extended family accommodations. There is a pathway right to the shore and a gazebo like setting for watching the tide as it flows by. The main house features an open concept style and a loft bedroom with ensuite. Also on the lower level a rec room with an additional sun room for enjoying the summer heat. As spring approaches it will be a pleasure to come and see how this property transitions to the next season. This property can serve many purposes for your needs. Schedule a viewing today to see if this is for you.

## Schools

<b>Elementary School:</b>	Drumlin Heights Consolidated School
<b>Junior/Middle School:</b>	Drumlin Heights Consolidated School
<b>High School:</b>	Drumlin Heights Consolidated School

<b>MLS®</b>	202508245
<b>PID</b>	90031964
<b>Type</b>	Cottage / Rec. Properties
<b>House Style</b>	Cottage/Camp
<b>Year Built</b>	1994
<b>Bedrooms</b>	1
<b>Bathrooms</b>	2.5
<b>Building Dimensions</b>	1442 Square Feet
<b>Lot Size</b>	3.3 acres
<b>Water</b>	Dug, Well
<b>Fireplace/s</b>	Gas
<b>Sewer</b>	Septic Tank
<b>Heating</b>	Baseboard, Stove
<b>Roof</b>	Asphalt
<b>Outbuilding/s</b>	Deck
<b>Flooring</b>	Ceramic Tile, Concrete, Softwood
<b>Basement</b>	Full, Partially Finished
<b>Architectural Style</b>	Cottage/Camp

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