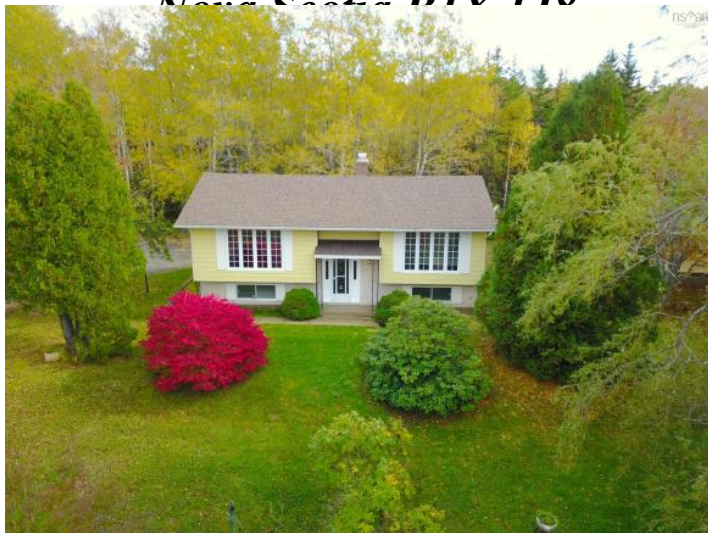


12244 Kempt Head Road, Boularderie East,

Nova Scotia B1P 1K9



MLS® 202224382

File# 12244 KEMP

\$319,000.00 CAD

MOVE IN READY HOME with an extensive list of recent upgrades and improvements. This three bedroom family home has been well cared for and it shows!! Enjoy a newly renovated kitchen & dining area, which flows in to the spacious and bright living room with large windows overlooking the landscaped yard, flooding natural light throughout the space. The main floor completes with a fully refinished 4pc bathroom plus two bedrooms. Primary bedroom features a large window for more natural light overlooking the private yard. The lower level of this split entry home is where you will find an additional rec room, third bedroom & utility area, all with tall ceilings and windows. The laundry/utility area allows for the possibility of an indoor workshop, storage space or second bathroom, if one desired. Detached from the home, the double garage is wired with a concrete floor. Recent renovations include a completely re-finished kitchen (with all new appliances) & remodelled bathroom, flooring throughout, new roof, new drilled well, electrical upgrades & MORE. Ask your agent for a complete list. There is no work required to enjoy this beautiful home. Conveniently located only a short distance off of HWY 105, this is an ideal property to commute from while enjoying the rural life OR work from home with the availability of Bell Fibe, high speed internet. The home is within walking distance of nearby restaurants, bakery, Bras d'Or lake and a short distance to the Boularderie Elementary School. Visit today and see for yourself the lifestyle you could realize on Kempt Head Road.

Listing Agent

Jenessa Macinnis P: 902-295-7766 E: jenessamacinnis@outlook.com



Directions

Following HWY 105, turn on to Kempt Head Road just before/after Seal Island Bridge. Watch for RE/MAX Park Place Inc. Signage. 3 driveways in, on the left.



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Minerva MacInnis
43887 Cabot Trail

RE/MAX Park Place Inc. Sydney Office

602 George Street
Sydney, Nova Scotia B1P 1K9
P: (902) 295-7266

Interested parties are encouraged to seek independent verification of facts presented herein.

Property Highlights

Age ±: 44

Dimensions: 40 X 22

Style: Split Entry

Bedrooms: 3

Bathrooms: 1

Flooring: Hardwood, Vinyl Plank

Heating: Baseboard, Hot Water / Oil

Water: Drilled Well / Septi

Parking: Parking Spaces(s), Paved

Garage: Detached, Double, Wired

Rooms

Bedroom: 12'3" x 10'7" (Basement)

Laundry: 11'5" x 8'11" (Basement)

Rec Room: 15'3" x 10'8" (Basement)

Workshop: 27' x 9'4" (Basement)

Bedroom: 10'5" x 9'2" (Main Floor)

Dining Room: 9 x 8'7" (Main Floor)

Foyer: 6'6" x 3'4" (Main Floor)

Kitchen: 12'3" x 9' (Main Floor)

Living Room: 16'2" x 13'7" (Main Floor)

Primary Bedroom: 13'2" x 10' (Main Floor)