

488 Green Bay Road Green Bay \$778,000



EXTERIOR FINISH Vinyl, Wood Siding
ROOF Asphalt Shingle
BASEMENT Full, Undeveloped, Walkout
FOUNDATION Poured Concrete
FLOORING Ceramic, Hardwood, Linoleum, Softwood, Tile
HEATING/COOLING TYPE Baseboard, Stove
FUEL TYPE Electric, Wood
WATER SOURCE Drilled Well
SEWAGE DISPOSAL Septic
UTILITIES Cable, Electricity, High Speed Internet, Telephone
DRIVEWAY/PARKING Double, Gravel
FEATURES Ensuite Bath, Wood Fireplace, Walk In Closet
APPLIANCES INCLUDED Stove, Dishwasher, Dryer, Washer, Refrigerator, Water Purifier, Water Softener
Water Frontage Meas
WATER ACCESS/VIEW Access: Deeded, Access: Ocean, View: Bay, View: Ocean
LAND FEATURES Landscaped, Level, Partially Fenced, Wooded /Treed, Year Round Road
COMMUNITY FEATURES Beach



Property Overview 'SEA FEVER' -- Does the sight of blue ocean make your heart race?...does the sound of rolling surf take your breath away?...does the scent of salty sea air make your knees weak? If so, you have Sea Fever! Not to worry, there is a doctor in the house! And here's what the good doc has prescribed for your well-being...a classic Maritime cottage on beautiful Green Bay Beach! The aptly named 'Sea Fever' is a delightful 1400+ sf cottage that's sure to sooth your spirits. The open & airy main living space features ocean views framed by large windows & integrates a comfy Living Room, spacious Dining area, & a cozy Sunroom. While summertime enjoyment is the obvious remedy, the living space is anchored by a striking granite fireplace w/ woodstove, making the cottage an equally effective respite in all seasons. The compact Kitchen is equipped with a Heartland electric range that lends that vintage aesthetic to the space, yet provides the modern cooking performance needed for preparing memorable meals at the cottage. A vital component of your treatment is lots of rest, and the sleeping quarters at Sea Fever feature a spacious Primary w/ 3-piece ensuite. 2 additional Bedrooms share a 2nd full bath. Of course, your rehabilitation at Sea Fever will require lots of outdoor time. For that, an expansive deck wraps around 4 sides of the home, offering vastly different, but equally appealing venues for your outside time...whether that be basking in the sun gazing out to the sea, enjoying the quiet woodland & song birds at the back, putting in some quality time w/ the pooch on the side deck & fenced yard area, or simply catching some Z's in a quite shady corner of the deck. What could be more relaxing?...how about some Ocean Therapy? Your Sea Fever treatment comes complete with deeded ocean access so you can take to the water for a stroll on the white sand beach, or go for a swim in the healing waters of the Atlantic. Here's to your health...you deserve a little Sea Fever!

PID # 60360302
Selling Price
Closing Date
Class Residential
Type Single Family
Style Detached
Approx Year Built
Total Lot Size SqFt 49223.00
Building Dimensions irregular
Total Fin SqFt (TLA) 1,425
Number of Bedrooms 3
Full Baths 2
Half Baths 0
Garage No
Garage Details



COMPLIMENTS OF:
Cynthia Dial - Main: 902-298-0332
Red Door Realty(Lunenburg)
cindy@reddoorrealty.ca
<http://www.oceanhomesnovascotia.com>



List Office [Red Door Realty\(Lunenburg\)](#)

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

Client View - Residential



MLS #	202619627	# of Beds	3
PID #	60360302	Primary On Main Floor?	Yes
Add'l PID		Full Baths	2
Listing Status	ACTIVE	Half Baths	0
Selling Price		Building	Year Built Unknown Yes
Address	488 Green Bay Green Bay NS B4V 6N	Total Fin SqFt (TL)	1,425
County	LUNENBURG	Square Footage (	1,425
Type	Single Family	Building Dimensic	irregular
Style	Detached	Lot Size	
Waterfront	N	Garage	N
Frontage		Garage Details	
Prop Knwn As/Bdy of W	Green Bay	Parking Details	double gravel/grass
Restr/Prot Covenants	N	Zoning	Rural General Z
New Construction	N	Rental Incomm	
Construction Status			

Listing Price \$778,000

[Virt Tour URL](#)

[Add'l Virt](#)

Directions to Property

Take Hwy-331 to Petite Riviere and turn onto Green Bay Road at the intersection with the Petite Riviere General Store. Continue 2.5km and watch for driveway for

Property Overview

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Room Sizes

Living Room	Main Floor	21.4 x 14.10 plus jog	Bedroom	Main Floor	9.10 x 9.3 less jogs
Sun Room	Main Floor	7.9 x 7.7	Bath 2	Main Floor	7.6 x 4.9
Dining Room	Main Floor	10.7 x 9.6			
Kitchen	Main Floor	10 x 9.11			
Laundry	Main Floor	9.3 x 5.7			
Mud Room	Main Floor	12 x 9.4 plus jogs			
Primary	Main Floor	15.4 x 13 + 7.10 x 4.6			
Bedroom	Main Floor	9.3 x 3.11			
Ensuite Bath 1	Main Floor	4 x 4			
Walk in Closet	Main Floor	9.3 x 7.11			

Condo

Closing Date

Schools

Elementary School	Petite Riviere Elementary School	Fr Imm Elementary School	Hebbville Academy (Pr - Grade 9)
Middle/Jr School	Hebbville Academy	Fr Imm Middle/Jr School	Hebbville Academy (Pr - Grade 9)
High School	Park View Education Centre		

Mobile/Mini

BUILDING STYLE	Contemporary, 1 Level
PROPERTY SIZE	1 to 2.99 Acres
BASEMENT	Full, Undeveloped, Walkout
FOUNDATION	Poured Concrete
EXTERIOR FINISH	Vinyl, Wood Siding
ROOF	Asphalt Shingle
FLOORING	Ceramic, Hardwood, Linoleum, Softwood, Tile
HEATING/COOLING TYPE	Baseboard, Stove
FUEL TYPE	Electric, Wood
WATER SOURCE	Drilled Well
SEWAGE DISPOSAL	Septic
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

DRIVEWAY/PARKING	Double, Gravel
STRUCTURES	Deck
FEATURES	Ensuite Bath, Wood Fireplace, Walk In Closet
APPLIANCES INCLUDED	Stove, Dishwasher, Dryer, Washer, Refrigerator, Water Purifier, Water Softener
RENTAL EQUIPMENT	None
WATER ACCESS/VIEW	Access: Deeded, Access: Ocean, View: Bay, View: Ocean
LAND FEATURES	Landscaped, Level, Partially Fenced, Wooded /Treed, Year Round Road
COMMUNITY FEATURES	Beach

COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332

cindy@reddoorrealty.ca

Red Door Realty(Lunenburg)



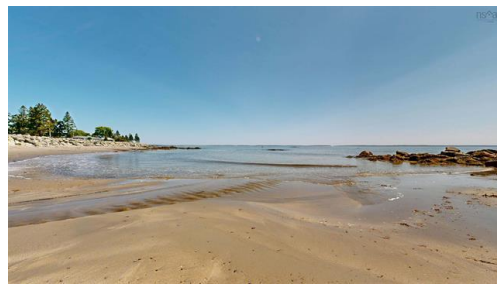
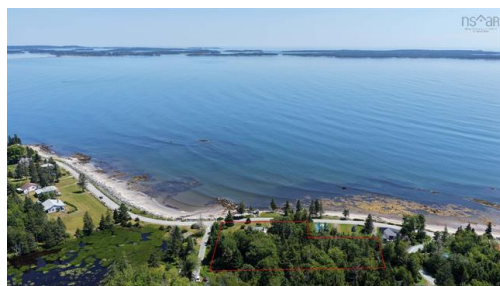
Listed [Red Door Realty\(Lunenburg\)](#)

The above information is from sources believed reliable but should not be relied upon without verification.

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List Price \$778,000
Status: ACT
Class: RE

Address 488 Green Bay Road
Community GREENBAY
Province NS
Postal Code B4V 6N8

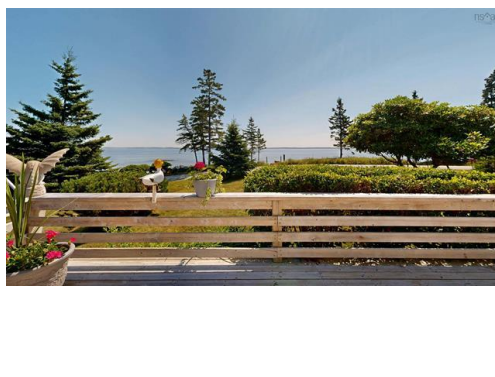
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Data provided by the Nova Scotia Association of REALTORS®.

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