

East Hants/Colchester West

# 100 Riverbend Road

\$374,900



## Dawn Dauphinee, FRI

Domus Listing Agent

dawn@domus.ca

902-209-3506

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## Description

As you turn into the drive of 100 Riverbend Road, you'll find yourself surrounded by nature with light filtering through the birch branches. This is a true Nova Scotia house, where you'll be welcomed into the sunny kitchen equipped with the counter space and cupboards to make cooking pleasurable. Two bedrooms, the living room and a bathroom complete this level; all rooms enjoy views of your own private woodland. The walkout lower level has a mudroom & family room (or home gym), a large workshop, and a huge utility/storage room. Embrace the vibrant colours, or create a dramatic transformation with your own favourite paint choices.

Outside, you will find a wired single garage and a really great storage shed, an apple tree, a vegetable garden, flower beds, and even some walking trails through the woods. This property has deeded access to the nearby river and a community feel, where neighbours help neighbours, all located in a growing community near the airport and within an easy commute to the city.

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## Specifications

MLS <sup>®</sup> Number	202407925
Class	Residential
Type	Single Family
Bedrooms	2
Bathrooms (full/half)	1/0
Main Living Area	813 sq. ft.
Total Living Area	1,100 sq. ft.
Age	32 years old
Parking	driveway - multiple cars, single file
Garage	single detached
Flooring	Concrete,Hardwood
Heating	Forced Air,Furnace
Fuel Type	Oil,Wood
Water Source	Dug
Sewage Disposal	Septic

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## Room Sizes

Main Floor

Kitchen	15'8" x 12'+bay
Living Room	13'4" x 15'6"
Primary Bedroom	11'3" x 12'8"
Bedroom	11'2" x 9'4"
Bath 1	3 pc

#### Lower Level

Family Room	14'9" x 11'8"
Mud Room	12' x 9'6"
Workshop	12'4" x 12'
Utility	12'4" x 22'7"

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## **Income Information**

Rental Income	No
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# Location



# Photos





