



DUCKWORTH
REAL ESTATE

Elegant and Contemporary



C \$294,000; US +/--\$224,000; € +/-197,000

Elegant and contemporary Silva Maris condominium sits on a gently sloping landscaped lawn, with ocean beyond. Located at the very end of the road, imagine summer evenings, as you host family get-togethers on your expansive patio. With the sea faring entrance to protected Deep Cove immediately to the east, there is opportunity for anchorage and access to the water a few minutes away. It is a favorite community for young families cycling past, because of the spectacular ocean sunsets and limited traffic. There are four units in the condominium, each with parking for two cars. With over 1350 square feet, the bright living kitchen area, two bedrooms, den, four piece bathroom and laundry storage room, provide spacious and intimate quarters. Landscaping, snow removal, building maintenance, and structural insurance is all taken care of with the \$250 monthly condo fee. All new kitchen and laundry appliances are included in the sale. Cost saving measures have been put in place with a new heat pump system and electric car charging station. You can't find a better location. "The Deck" in the neighbouring community of Blandford has the most famous seafood chowder and pies. For the cycling enthusiast, the Aspotogan fifty km loop is at the end of the road. Bayswater Beach is a mere nine kilometres away, and the spoils of the village of Chester are a mere twenty minutes. For city commuters, Halifax is fifty minutes.

Reference Number: P-0362

Address: Unit 3, 440 Upper Blandford Road, Deep Cove, Nova Scotia

MLS: 201828334

PID: 60704830

Type: Condo Apartment.

Directions: From Halifax, take Highway #103 south west to exit 7. Make a left on Highway #3 and a right on Highway #329. Make a right onto Upper Blandford., and follow to the end. Property on the right.

House Dimensions: 60 X 50 ft

Home Square Footage: 1,278 sq. ft.

Lot size: Approximately 1 acre

Waterview: Oceanview

Bedrooms: 2 bedrooms

Bathrooms: 1 full baths

Room Sizes: MAIN LEVEL: Bathroom: 8.8 X 7.9; Bedroom: 13.6 X 11.6; Bedroom #2: 13.6 X 12.1; Den: 8.9 X 10.3; Laundry: 14.1 X 10.1; Livingroom: 19 X 14.3; Kitchen: 16.1 X 10.1. LOWER LEVEL: Foyer: 10 X 9.5.

Exterior Cladding on House: Wood siding.

Roofing: Asphalt shingles

Flooring: Ceramic, laminate.

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www.duckworthrealestate.com

