



Price: <b>\$349,000</b>	MLS® #: <b>75188466</b>
Status: <b>Active</b>	
Legal Descr.: <b>PID # 75188466 LOT #7</b> Address: <b>LOT #7 DUNDEE HILLS</b> City: <b>WEST BAY, B0E 2K0</b> Prop known as: <b>OVERLOOKS WORLD RENOWNED BRAS D'OR LAKES</b>	
Side of Road: Lot Size: <b>52410SQ. FT. +-</b> Shore Frontage: Sq. Footage (MLA): <b>1,848</b> Total Fin SqFt.(TLA): <b>2,112</b> Building Dimensions: <b>21' X 22'</b> <b>22' X 27'</b> <b>21' X 22'</b>	District: <b>CB 211</b> Sub-Dist: Zoning: <b>RES</b> Sec. School: Elem Schl:
Possession: <b>TBA</b>	

**Overview** NOW YOU CAN OWN YOUR OWN PERFECT PART OF CAPE BRETON ISLAND. ENJOY STUNNING VIEWS OF THE BRAS D'OR LAKES EVERY MORNING. GET READY FOR AN EARLY TEE TIME JUST STEPS FROM THE DOOR OF THIS 3 BDRM/3 BATH CONTEMPORARY HOME AS LIFE TIME GOLF MEMBERSHIP COMES WITH OWNERSHIP.DESIGN YOUR OWN LIFESTYLE BY UTILIZING ALL THE AMENITIES THE DUNDEE RESORT HAS TO OFFER.SPA,RESTAURANT,MARINA,SAND BEACH,INDOOR OUTDOOR POOLS,TENNIS ETC. YOUR HOME AWAY FROM HOME. THE CHOICE IS YOURS IN DUNDEE HILLS.All measurements and taxes are approximateto be verified by the buyer.

**Directions** Dundee Resort 2750 West Bay Highway.

Type: <b>Single Family</b>	Heating: <b>Electric, Heat Pump</b>	Exterior: <b>Other</b>
Style: <b>Contemporary, Detached</b>	Garage Type: <b>Attached, 1.5</b>	Driveway: <b>Gravel, Single</b>
Title to Land: <b>Freehold</b>	Water: <b>Community</b>	Foundation: <b>Concrete, Full, Fully Developed</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Other</b>	Features: <b>Deck/Patio, Parkland/Golf Course, Central Air, Air Exchanger, Ensuite, See Remarks</b>
Land Features:	Services: <b>Electricity, Telephone, Other</b>	Roof: <b>Asphalt Shingle</b>
Access: <b>Harbour View, View</b>	Rental Equipm.: <b>None</b>	Flooring: <b>Wood, Ceramic/Marble, Laminate</b>

**Inclusions** All New! Fridge , Stove, Washer , Dryer, Dishwasher, Wine Cooler, Microwave

**Exclusions**

Bedrooms: <b>3</b>	Sign: <b>Yes</b>	HST: <b>YES</b>	Garage: <b>Yes</b>	Gar.Details: <b>SINGLE ATTACHED</b>
Bathrooms: <b>2 \ 1</b>	Lockbox: <b>Yes</b>	PCDS: <b>Yes</b>	Water Access: <b>No</b>	Water:
Rental Income: <b>POTENTIAL</b>	Road: <b>Private</b>	Matrim.:		
Building Age: <b>NE</b>	CSA #: <b>0</b>	Serial #: <b>0</b>		
	Migrated: <b>Yes</b>			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	10`8 X 11`	MAIN FLOOR	FOYER	5` X 6`8
MAIN FLOOR	DINING ROOM	10`8 X 11`	BASEMENT	BEDROOM	10`6 X 14`8
MAIN FLOOR	LIVING ROOM	16`5 X 22` 2` X 11`	BASEMENT	BEDROOM	11`6 X 14`8
MAIN FLOOR	MASTER BEDROOM	14`5 X 15`	BASEMENT	BATH (# pieces 1-6)	4 PC
MAIN FLOOR	BATH (# pieces 1-6)	2 PC	BASEMENT	FAMILY ROOM	22` X 27` 2` X 11`
MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	4 PC			

Assessment: **\$90000** Taxes: **\$612 (2008)** Betterment Charges:

Condo Fee: **0** Condo Corp #: **0** Mobile/Leased Land F: **0**

Listing Office: **CENTURY 21 BAYSIDE REAL ESTATE INC - 11904** :

Compliments of: **BARBARA C. KERR: 902-929 2346**  
 E-mail: [barb@c21bayside.com](mailto:barb@c21bayside.com)  
**CENTURY 21 BAYSIDE REAL ESTATE INC - 11904:**



Company Name: **902-674-0555**



Information on this site is distributed by the NSAR. The information provision and inputting of that information is done by members of NSAR. NSAR accepts no responsibility for its content and accuracy.