




**Price** \$799,900      **Original Price** \$799,900  
**For Sale**  
**Status** Partial Listing      **Subject to SOBP?** N  
**Escape Clause**  
**Conditions**

**MLS #** Temp-148656  
**PID #** 40241960      **PID #2** 40085730  
**PID #3**      **PID #4**  
**To be Subdivided?**No      **AAN#** 02795922  


**Address** 6 & 8 Meisners Point Road      **Community** Ingramport      **B3Z 3Z5**  
**Type** Cottage / Rec. Properties      **Style** Detached      **Bldg Style** Bungalow  
**Int. Photo Allowed** Yes      **Audio/Video Recording Devices Present on Property?**  
**New Construction** N      **Construction Status** Complete      **Year Completed** 1972

**Total Lot Size SqFt**      **Approx Acres** 0.46  
**Square Footage (MLA)** 1,238  
**Total Fin SqFt (TLA)** 1,238  
**Building Dimensions** 40X31 (less jogs)  
**Road** Public  
**Legal Desc** 8 MEISNERS POINT RD INGRAMPORT LAND DWELLING  
**Restr/Prot Covenants** N  
**Title to Land** Freehold  
**Betterment Charges**

**District** 40-Timberlea, Prospect, St. Margaret's  
**Sub-District** 40-D  
**Zoning** MRR-1      **Occupancy** Vacant  
**Elementary** Shatford Memorial Elementary School  
**Middle/Jr** Five Bridges Junior High School  
**High** Bay View High School  
**Fr Imm Elem**  
**Fr Imm Mid** Five Bridges Junior High School  
**Fr Imm High** Bay View High School  
**Other**

Virt Tour URL  
**List Date**      **DOM**  
**Acceptance Date**      **Firm Date**  
**Closing Date**      **Possession** negotiable  
**Selling Price**

**Instructions to Members** #8 Not insulated Roof 2018 2015 7 Windows 2021 4 Windows 2021 Hot Water Tank #6 Roof 2018 Windows 1992 Hot Water Tank 2018

**Showing Instructions** 24 HOURS FOR TENANTS IN #6. #8 VACANT SHOWING TIME OR 902-789-2114 ALARM\*

**Directions to Property** Highway 103 to #3 (Ingramport Connector exit) , stay to left onto St. Margarets Bay Road, Left Onto Meiners Pt RI

**Inclusions**  
**Exclusions**  
**Property Size** Under 0.5 Acres  
**Land Features** Landscaped, Level  
**Structures** Deck, Shed  
**Community Feat.** Beach

**Heat/Cool** Fireplace  
**Fuel Type** Propane  
**Water** Well  
**Sewage** Septic  
**Utilities** Cable, Electricity, High Speed Internet, Telephone  
**Rental Equip.** Propane Tank  
**Appliances Incl.** Stove, Dryer, Washer, Refrigerator

**Exterior** Vinyl  
**Garage** None  
**Driveway/Pkg** Gravel  
**Basement** None  
**Foundation** None  
**Features** Alarm System, Fireplace(s)  
**Roof** Asphalt Shingle  
**Flooring** Hardwood, Laminate  
**Docs on File** Bldg Location Cert, Floor Plan, Other

If you missed your opportunity to find that summer getaway retreat here is your chance to be ready for 2022! Here are 2 cottages with separate PIDs with #8 boasting 162 feet of prime water frontage on St. Margarets Bay and steps away from a beautiful sandy beach. \*\*\*\*\*8 MEISNERS PT RD\*\*\*\*\* features 4 bedrooms, 1.5 baths, laundry facilities, propane fireplace and owned alarm system. Enjoy the gorgeous views from your covered patio or family BBQ's on the deck. #8 Not insulated, Roof 2018, 2015-7 Windows, 2021-4 Windows, 2021 Hot Water Tank \*\*\*\*\*6 MEISNERS PT RD\*\*\*\*\* features 2 bedrooms, 1 bath and 760 sq ft of living space. #6 is currently rented on yearly lease (March 2020) for \$750/mo. Roof 2018, Windows 1992, Hot Water Tank 2018 The options are numerous; use both as Air B&B's or utilize both for friends and family, live in one and rent out the other! Call today to view these fabulous properties!

**AG** 4      **BG Bdrm** 0      **# Bdrm**  
**F Baths** 1      **H Baths** 1      **T Baths**  
**Primary On Main Floor?** Yes      **Laundry on Main?** Yes  
**Building Age** 49      **Approx Year Built**  
**Yr Built Unknown**      **Lot Size**

**Sign** No      **PDS** Yes  
**Lockbox** Yes      **Migrated** Yes  
**Lbox Location** front  
**Association Fees**      **Rental Income** Potential  
**HST**

**Garage** No  
**Details**  
**Waterfront** Yes      **Water Frontage** Ocean  
**Water Meas/Units** 162.00 / Feet  
**Water Access/View** Access: Boat, Access: Ocean,

Floor	Room	Size
Main Floor	Living Room	17'11x17'11
Main Floor	Dining Room	12'11x7'6
Main Floor	Kitchen	9'1x8
Main Floor	Bath 1	2 pc
Main Floor	Primary Bedroom	10'3x14
Main Floor	Bedroom	10'8x8
Main Floor	Bedroom	9'9x12'4

Floor	Room	Size
Main Floor	Bedroom	9'6x7'9
Main Floor	Bath 2	3 pc
Main Floor	Laundry	10x7'9

Floor	Room	Size

**CSA/ABS**      **Serial #**      **Make**      **Mobile/Leased Land Fees**      **Land Status**

**Monthly Condo Fee**      **Condo Fee Includes**      **Condo Corp #**

**Plus Den Y/N**      **Storage**      **Storage #'s**      **No. of Parking Spaces**      **Parking**      **Parking Space #'s**

**Co-Opg Bkr Comp** 1.5      **Seller Name** Elizabeth Mclsaaac      **Seller Name**

**List Office 1** Royal LePage Atlantic - Offc: 902-453-1700      **List Member 1** David Dunn - Main: 902-209-9177  
**List Office 2** Royal LePage Atlantic - Offc: 902-453-1700      **List Member 2** THE DAVID DUNN GROUP  
**List Office 3**      **List Member 3**  
**Selling Office**      **Selling Member**

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.