

\$594,000 - 625 Highway 1, Comeauville

MLS® #202215503

\$594,000

2 Bedroom, 2.00 Bathroom, 2,822 sqft

Residential on 5.50 Acres

V4, Comeauville, NS

Oh, the ocean sunsets. This luxury ocean front home was built to take full advantage of the sunsets, while also offering a private back garden to enjoy. Built with an open plan kitchen/living room that feels very modern and welcoming making it is the perfect entertaining spot. The living room is anchored by a wood burning fireplace and a wall of windows. French doors open to the back lawn leading to a brick patio with fire pit so you also have great outdoor space to welcome guests. The main living space leads to a charming primary bedroom with en suite bath, a second large bedroom, a very spacious and well equipped bath/laundry and a massive den/home gym. The den could be converted very easily into a glorious bedroom with such wonderful light. On the lower level you will find a bar/pool room and a media room/home office. At the end of the paved driveway is a garage and on the lower level is a built-in garage, also. The back of the property is truly lovely with a barn, greenhouse, garden shed, raised garden, patio mentioned above, and a fence for privacy. The land to the sea has been kept natural and leads to a beach. As you are on St. Mary's Bay, part of the Bay of Fundy you get to enjoy the famous tides of the Bay, as well as ever-changing sunsets. Set near all amenities and 30 minutes from Yarmouth the location could not be better. What a chance to live in a lovely home with all you will ever need.



Built in 1997

Essential Information

MLS® #	202215503
Price	\$594,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,822
Acres	5.50
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	November 1st, 2022

Community Information

Address	625 Highway 1
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Comeauville
County	Digby
Province	NS
Postal Code	B0W 2Z0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	6
Parking	Attached, Single, Double, Garage, Heated Garage, Gravel, Paved
# of Garages	3
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Range, Dishwasher, Dryer - Electric, Washer

Heating	Hot Water, Radiant, Radiator
Fireplace	Yes
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Hardwood Bush, Landscaped, Softwood Bush
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Insulated Concrete

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Engel & Volkers (Yarmouth)
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