

\$749,000 - 30 Learys Cove Road, East Dover

MLS® #202217233

\$749,000

4 Bedroom, 3.50 Bathroom, 3,452 sqft

Residential

40-B, East Dover, NS

Welcome to 30 Learys Cove Road. Live the Nova Scotian dream in a small fishing community just 10 minutes away from the iconic Peggy's Cove Lighthouse and a 30-minute drive to Halifax. Peace and tranquillity await you in picturesque East Dover; where waves gently crash and seagulls caw overhead. This home is an idyllic place where country meets comfort and convenience. The main living space has been recently renovated and it is dreamy. It is almost as if the ocean breeze has encompassed the soul of the house, allowing life to slow down inside of its walls and giving the interior a calm and airy feel. Both family and living rooms have wide windows looking out towards the cove while the kitchen is simply pristine. The kitchen and family room have an open concept, reinforcing the feel of airy calmness that is found throughout the community. The dining room attached to the kitchen has a walkout to the magnificent back deck. The deck is suitable for royalty with over 300 square footage of deck space, including a private deck for the rental property. Watch the kids play in the backyard as the dogs run freely, the hummingbirds feed in your spacious back garden, and the sun smiles down upon you. Off to the side of the yard, there is also a large shed, great for storage or activities. Lastly, upstairs is where the day ends. You'll find 2 kids' bedrooms with a shared 4-piece bathroom. Just down the hallway is the main bedroom with views overlooking the cove, a



walk-through closet and an ensuite ensuring that everything is within reach for the new owners of this home. This home is already set up with an attached in-law suite which can also be used as a rental apartment so the buyer can have a secondary income source as soon as they move in! If peaceful countryside living in a small, tight-knit fishing community sounds attractive to you, then come on down and check this house out!

Built in 1980

Essential Information

MLS® #	202217233
Price	\$749,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,452
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 7th, 2022

Community Information

Address	30 Learys Cove Road
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-B
City	East Dover
County	Halifax
Province	NS
Postal Code	B3Z 3W9

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	Other, Double, Paved
View	Ocean

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Crawl Space, Full, Unfinished

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Atlantic Memorial - Terence Bay Elementary School (Atlantic Memorial)
Middle	Brookside Junior High School
High	Halifax West High School

Additional Information

Zoning	1-3
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Listing Details

Listing Office	Royal LePage Atlantic
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