

\$324,900 - 1538 Eastern Shore Road, West Berlin

MLS® #202219329

\$324,900

3 Bedroom, 2.00 Bathroom, 1,660 sqft

Residential on 2.42 Acres

E2, West Berlin, NS

Looking for a move in ready home in beautiful South Shore? How about an air BNB? Look no further. South shore living at its best. Just a few minutes walk to Blueberry Bay. Smell the ocean air sitting on your back deck. This 20 year old home has a wide open concept kitchen and living room with cathedral ceilings. There are 2 large bedrooms and 2 full bathrooms. There is even a one room separate guest house (considered the 3rd bedroom) and a single car garage. This 2.42 acre property is located 4 minute drive to Beach Meadows Beach and 15 minute drive to Liverpool. There is a propane fireplace and a propane stove. Roof was resingled in 2021. There are extra shingles to do the guest house and the garage but they have not been completed. Sellers will be installing a new well and Septic, once we have an accepted offer. To be completed before closing. The furniture that is currently in the home will be remaining. Note Property assessment considers the guest house as a 3rd bedroom. the original house was built in 1958. This was rebuilt 2001(29.5 x 15.10) and a 35x35 addition added in 2001. Therefore the house is listed as a 3 bedroom. Guest house is 14' x 16' and was built approximately 10 years ago. Its on a concrete pad and walls, floor and roof made with 3/4 inch plywood. Fully insulated under the floors, walls and ceiling. The wood ceiling was not completed but the wood is there to finish it. It is heated with electric heat. This is an additional 224 sq ft not included in the sq ft on



the cut sheet. Propane tank is new and owned by the Seller will be staying. There is Kitec plumbing in the hot water baseboard, and owners do not use oil to heat the home. Kitec can be replaced however Owners use Heat pumps and propane fireplace for heat. They will not be replacing the Kitec. Oil tank needs to be replaced if buyers will be using the furnace.

Built in 2001

Essential Information

MLS® #	202219329
Price	\$324,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,660
Acres	2.42
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	November 10th, 2022

Community Information

Address	1538 Eastern Shore Road
Area	South Shore
District	406-Queens County
Sub-District	E2
City	West Berlin
County	Queens
Province	NS
Postal Code	B0J 1H0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone
-----------	--

	Connected
Parking Spaces	1
Parking	Detached, Single, Dirt, Gravel
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Washer/Dryer, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless, Hot Water, Stove
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	Barbecue
Lot Description	1 to 2.99 Acres, Partially Cleared, Level, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Petite Riviere Elementary School
Middle	South Queens Middle School
High	Liverpool Regional High School

Additional Information

Zoning	Rural
--------	-------

Listing Details

Listing Office	EXP Realty of Canada Inc.
----------------	---------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 15th, 2025 at 12:47pm ADT