

# \$399,900 - 1938 Cow Bay Road, Cow Bay

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MLS® #202220263

**\$399,900**

2 Bedroom, 1.00 Bathroom, 1,736 sqft

Residential on 1.17 Acres

11-C, Cow Bay, NS

Imagine living in this incredible location - a 1 minute drive to Rainbow Haven Beach, 1 to 5 minutes to all the local surf breaks (Minutes, Backyards, Osbourne, and The Moose), 1 minute to hike at a 460+ acre conservation area, or 5 minutes to walk down to the ocean across the street. This property is perfect for any nature lover, adventurer, or growing family that prefers a private spot outside of the city, yet only 30 minutes from downtown Halifax (or 20 minutes from downtown Dartmouth).

Includes a nearly 500 square foot rec room with a top-of-the-line Pacific Energy wood stove to keep you toasty all winter, as well as a far-infrared sauna. There is plenty of room to add an extra bedroom in the basement, with egress windows already in place. Add some solar panels and you could be completely off-grid. The house itself is more than 60 meters back from the road, nestled behind some trees and shrubs. A healthy wildlife population will keep you entertained all year - deer, rabbits, pheasants, foxes, and a wide variety of birds.



Built in 1986

## Essential Information

MLS® #	202220263
Price	\$399,900
Bedrooms	2
Bathrooms	1.00

Full Baths	1
Square Footage	1,736
Acres	1.17
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 22nd, 2022

### **Community Information**

Address	1938 Cow Bay Road
Area	Halifax - Dartmouth
District	11-Dartmouth Woodside, Eastern Passage, Cow Bay
Sub-District	11-C
City	Cow Bay
County	Halifax
Province	NS
Postal Code	B3G 1K6

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
Waterfront	Ocean Access

### **Interior**

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s)
Fireplace	Yes
Fireplaces	Wood Burning Stove
Stories	Split Entry
Has Basement	Yes
Basement	Full, Walk-Out Access

### **Exterior**

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

**School Information**

Elementary	Seaside Elementary School
Middle	Eastern Passage Education Centre
High	Island View High School

**Additional Information**

Zoning	R1
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**Listing Details**

Listing Office	Exit Realty Metro
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