

# \$449,999 - 1013 Sarsfield Road, Chipman Brook

MLS® #202223122

**\$449,999**

2 Bedroom, 1.00 Bathroom, 953 sqft

Residential on 7.00 Acres

V2, Chipman Brook, NS

Invest in your future holidays! OCEAN FRONT with a PRIVATE BEACH!! You can start making an income right away on this 4-season cottage located with panoramic ocean view overlooking Isle Haute . This 2 bedroom, 1 bath cottage is located and positioned to allow for the utmost privacy and spectacular view. meander down the almost 1/2 km driveway into a slice of heaven. 7+ acres of stunning beauty. From Halifax it's a quick journey to trickling brook water and ocean waves just steps from the beach. Thatâ€™s not all...this property also has a pond surrounded by trees. spend time on the expansive deck close to local amenities such as farm markets, wineries, breweries, restaurants, shopping, and so much more. Just minutes away from World Famous Halls Harbour and fresh lobster. Wolfville to Greenwood are within a 30 minute drive and offer all the amenities you will need. High speed internet is via Starlink (router and satellite receiver included)



## Essential Information

MLS® #	202223122
Price	\$449,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	953
Acres	7.00

Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	December 15th, 2022

### Community Information

Address	1013 Sarsfield Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Chipman Brook
County	Kings
Province	NS
Postal Code	B0P 1J0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Parking Spaces(s), Paved
Is Waterfront	Yes
Waterfront	Waterfront, Stream/Pond

### Interior

Interior Features	Secondary Suite, High Speed Internet
Appliances	Electric Range, Stove, Microwave, Refrigerator
Heating	No Heating/Cooling
Cooling	No Heating/Cooling
Fireplace	Yes
Fireplaces	Wood Burning Stove
Basement	None

### Exterior

Lot Description	3 to 9.99 Acres, Cleared, Partially Cleared, Hardwood Bush, Partial Landscaped, Level, Ravine, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter, Pillar/Post/Pier

### Additional Information

Zoning t1

## **Listing Details**

Listing Office Enter Realty Limited

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Listing information last updated on October 15th, 2025 at 10:02am ADT