

\$339,000 - 1001 Little Harbour Road, Little Harbour

MLS® #202224837

\$339,000

3 Bedroom, 1.00 Bathroom, 1,276 sqft

Residential on 15.10 Acres

F2, Little Harbour, NS

This property evokes beauty in craftsmanship and details of the home, in its gardens and outbuildings and all details in and between. The 15 acre property is home to lush gardens of flowering beds, a mix of hardwood and softwood shrubs, 3 outbuildings (2 story garage, woodshed, gazebo), pathways leading to various areas, the occasional rock wall and a 2 saltbox reverse house designed by the homeowner. Upon entering the property you are first greeted by the lower level of the garage/studio, spacious parking area and ornate landscaping complete with a small garden pond with goldfish and seasonal man made waterfall. Drive further up the driveway and you will come upon the dwelling. The house is spacious with a large Eat in Kitchen with granite counter tops and a large window overlooking the backyard gardens. The living room has a half vaulted ceiling with a custom inlay of a rising sun. The bathroom and laundry are found on the main level as well and also have featured custom tile work and stained glass by the owner and local artisans. On the second level, the hallway runs the length with an exit door for fire escape or would make a great spot to hang laundry on a line. The hall has a cupola adding in natural light. The primary bedroom has built in closets and large windows to overlook the property. There are 2 guest bedrooms and an office that could be used as an extra bedroom. Outside off the patio, walk through the garden to the screened in gazebo made from post and beam



with its large corner adobe fireplace. What a spot to hang out with friends and family for an evening of entertaining. The garage/studio is 2 levels with garage and storage on the bottom and heated studio on the top. This would make a great place for a business or turn it into a guest suite or income unit.

Built in 1985

Essential Information

MLS® #	202224837
Price	\$339,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,276
Acres	15.10
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 21st, 2022

Community Information

Address	1001 Little Harbour Road
Area	South Shore
District	407-Shelburne County
Sub-District	F2
City	Little Harbour
County	Shelburne
Province	NS
Postal Code	B0T 1V0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	Detached, Heated Garage, Gravel, Parking Spaces(s), Shared
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Full

Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Hardwood Bush, Landscaped, Softwood Bush, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Lockeport Elementary School
High	Lockeport Regional High School

Additional Information

Zoning	RES
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Listing Details

Listing Office	Keller Williams Select Realty (Shelburne)
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