

\$775,000 - 146 Parker Hart Rd, Marshall Point

MLS® #202224922

\$775,000

5 Bedroom, 3.00 Bathroom, 3,200 sqft

Residential on 12.51 Acres

N/A, Marshall Point, NS

EXEMPT FROM THE EXISTING FOREIGN BUYER BAN! CHECK OUT VIDEOS Stunning recreational/year-round home perched high on a wooded crest that offers a commanding view of the beautiful village of Guysborough, its harbour-front marina, several islands and the Authentic Seacoast vineyards. This property has it all: custom built less than 30 years ago and continuously improved upon with the addition of a heated in-ground pool, a heated three-car detached garage/shop, spacious sun deck and two efficient heat pumps to name a few, it personifies the term "turn-key". This property is the gem of the prestigious Fraybrun Estates as it has the largest waterfront and is best situated for best sun angles and water views. The restrictive covenants guarantee owners privacy, peace, quiet and freedom from commercial activity. This property represents more than a destination and a beautiful home, it provides access to a lifestyle that very few places in the world can. The lifestyle is one of natural and maritime beauty, sailing and boating, ideal private docking potential, 12.4 acres boasting over 800 feet of pristine Nova Scotia coastline and unbelievable sunsets over waters that run 11 km inland in one direction while opening into famous Chedabucto bay in the other. The charming village of Guysborough with only 500 residents is the shiretown for the County and a hub for shopping, recreation, schooling, performing arts and much more. Words cannot do justice to the potential lifestyle this



quintessentially Nova Scotian property offers. No matter where you live, it will be worth the trip to see it. Please note, Eastern Nova Scotia is perhaps the last bastion of reasonably priced waterfront in this province and maybe, in all of Canada.

Built in 1995

Essential Information

MLS® #	202224922
Price	\$775,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,200
Acres	12.51
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 11th, 2023

Community Information

Address	146 Parker Hart Rd
Area	Highland Region
District	303-Guysborough County
Sub-District	N/A
City	Marshall Point
County	Guysborough
Province	NS
Postal Code	B0H 1G0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	5
Parking	Attached, Detached, Double, Triple, Heated Garage, Wired
# of Garages	5

View	Harbour
Is Waterfront	Yes
Waterfront	Harbour, Access: Bay, Access: Boat, Access: Harbour, Ocean Access

Interior

Interior Features	High Speed Internet
Heating	Baseboard, Fireplace(s), Furnace, Ductless, Hot Water
Fireplace	Yes
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	10 to 49.99 Acres
Roof	Asphalt
Foundation	Concrete Perimeter

Additional Information

Zoning	Residential
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Listing Details

Listing Office	SCELES REALTY LIMITED - ANTIGONISH - D0090
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