

# \$229,000 - 2375 Highway 1, Grosses Coques

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MLS® #202300732

**\$229,000**

2 Bedroom, 1.50 Bathroom, 1,410 sqft

Residential on 1.97 Acres

V4, Grosses Coques, NS

A SPOT NEAR THE SEA!!! This two bedroom, one and a half bath bungalow sits on a large 1.97 acre lot that extends back to the shore of St. Mary's Bay. This one owner home has been well cared for and features an open concept design. The property is located just minutes away from University St. Anne, the Clare golf course, beaches and trails plus all amenities. Grosses Coques is a nice quiet neighborhood and is situated along St. Mary's Bay. This property is not affected by the Ban on Foreign Buyers!



Built in 1960

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202300732               |
| Price          | \$229,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.50                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,410                   |
| Acres          | 1.97                    |
| Year Built     | 1960                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | June 5th, 2023          |

## Community Information

|              |                  |
|--------------|------------------|
| Address      | 2375 Highway 1   |
| Area         | Annapolis Valley |
| District     | Digby County     |
| Sub-District | V4               |
| City         | Grosses Coques   |
| County       | Digby            |
| Province     | NS               |
| Postal Code  | B0W 1M0          |

## Amenities

|               |                                                         |
|---------------|---------------------------------------------------------|
| Utilities     | Cable Connected, Electricity Connected, Phone Connected |
| Parking       | Circular Driveway, Paved                                |
| View          | Bay                                                     |
| Is Waterfront | Yes                                                     |
| Waterfront    | Waterfront, Access: Bay                                 |

## Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | High Speed Internet                                                      |
| Appliances        | Electric Cooktop, Electric Oven, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Baseboard, Furnace, Hot Water                                            |
| Has Basement      | Yes                                                                      |
| Basement          | Full, Partially Finished                                                 |

## Exterior

|                 |                                                        |
|-----------------|--------------------------------------------------------|
| Lot Description | 1 to 2.99 Acres, Partially Cleared, Partial Landscaped |
| Roof            | Asphalt                                                |
| Construction    | Shingle Siding                                         |
| Foundation      | Concrete Perimeter                                     |

## Additional Information

|        |             |
|--------|-------------|
| Zoning | Residential |
|--------|-------------|

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Engel & Volkers (Yarmouth) |
|----------------|----------------------------|

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Listing information last updated on October 22nd, 2025 at 10:18am ADT