

\$489,900 - 2372 Passage Road, Beaver Harbour

MLS® #202307624

\$489,900

4 Bedroom, 2.00 Bathroom, 2,690 sqft

Residential on 1.53 Acres

35-C, Beaver Harbour, NS

Begin your coastal living at this 10 years young home by the ocean with amazing views of the wild islands dotting the horizon and enjoy a 1300sf lot across the road; a perfect size to install a dock to enjoy ocean adventures. This 1.5 acre property has so many great features including solar panels, propane heating, all seasons sunroom, front deck with basket chairs, theatre room, 24x24 garage (with 10x20 addition) and a 30x30 workshop with furnace and separate electrical meter. This spacious and well built split entry home welcomes you inside the front foyer, upstairs is a large living room, open kitchen and dining with propane range, and the solarium. Enjoy your morning coffee while gazing out over the water, this room leads out onto the large deck and down to the yard with a fire pit. Also on the main level is an office, bedroom, 4 piece jack-n-jill bathroom with corner tub and a large primary bedroom. Down to the lower level inside a secret door you will find the custom painted home theatre great for family movie nights and features a cozy propane fireplace, there are two bedrooms, a laundry room and a utility room. Some furniture can remain with the home, Sellers will have a list to provide to potential buyers. So much space inside and outside to enjoy! There are trails for walking and 4-wheeling nearby and the Village of Sheet Harbour and all amenities only a 10 minute drive away. This property is unique and boasts low heating and electrical bills, book your viewing today and



start living that east coast lifestyle.

Built in 2013

Essential Information

MLS® #	202307624
Price	\$489,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,690
Acres	1.53
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 17th, 2023

Community Information

Address	2372 Passage Road
Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-C
City	Beaver Harbour
County	Halifax
Province	NS
Postal Code	B0J 2R0

Amenities

Utilities	Electric, Propane, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Double, Wired, Gravel
# of Garages	2
View	Harbour, Ocean
Is Waterfront	Yes
Waterfront	Across Road, Harbour, Ocean Front, Access: Harbour, Ocean Access

Interior

Interior Features	High Speed Internet
Appliances	Gas Range, Dishwasher, Dryer - Electric, Washer/Dryer, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless, Hot Water, Radiant
Fireplace	Yes
Fireplaces	Propane
Stories	Split Entry
Has Basement	Yes
Basement	Full, Finished

Exterior

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

School Information

Elementary	Marine Drive Academy
Middle	Marine Drive Academy
High	Marine Drive Academy

Additional Information

Zoning	RE/MU
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Listing Details

Listing Office	Century 21 Trident Realty Ltd.
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