

\$575,000 - 2060 & 2062 Shore Road, Eastern Passage

MLS® #202309955

\$575,000

2 Bedroom, Bathroom,
Residential Income on 0.29 Acres

11-B, Eastern Passage, NS

Looking to move into or invest in the scenic seaside community of family friendly Eastern Passage, then don't miss your opportunity to own this oceanside duplex. This incredible well maintained duplex has two 1 bedroom units with a 4pc bathroom on each level. Both units have a similar layout with a combined kitchen dining area that takes in the stunning ocean views. The upper units dining area has a walkout onto a front deck where you can watch the waves and ships rolling in. Both units boast in-suite laundry for you or your tenants convenience plus there is a long double wide paved driveway that could easily fit 6 vehicles. This home has had numerous updates since 2016 including: Roof (2016); all new doors (2021); flooring and bathroom updates to name most. This property has a 12 x 16 shed in the back and the expansive lot of 12,000+ square feet leaves the door open for many additional opportunities. Great home to live in with an income unit or rent out both units as part of your investment portfolio. Either way the jaw dropping close up view of the ocean will leave you in awe. With it's blend of comfort, natural beauty and costal charm, this home is an irresistible opportunity to embrace the coastal living dream. Nearby amenities include picturesque Fisherman's Cove, several beaches, Salt Marsh Trail, Amazing Schools, Hartlen Point Forces Golf Club, 12 Wing Shearwater & Dartmouth Crossing. Why wait to move into this great community, it's time to call this place your



own. Book your private viewing today.

Built in 1996

Essential Information

MLS® #	202309955
Price	\$575,000
Bedrooms	2
Acres	0.29
Year Built	1996
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	July 11th, 2023

Community Information

Address	2060 & 2062 Shore Road
Area	Halifax - Dartmouth
District	11-Dartmouth Woodside, Eastern Passage, Cow Bay
Sub-District	11-B
City	Eastern Passage
County	Halifax
Province	NS
Postal Code	B3G 1H5

Amenities

Utilities	Cable Connected
Parking Spaces	2
Parking	Double, Paved
View	Harbour, Ocean

Interior

Appliances	Electric Oven, Range, Stove, Dishwasher, Dryer - Electric, Washer, Refrigerator, Dryer
Heating	Baseboard, Furnace, Hot Water
Basement	None

Exterior

Exterior Features	Balcony
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Lot Description	Under 0.5 Acres
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter, Slab

School Information

Elementary	Ocean View / Seaside Elementary Schools
Middle	Eastern Passage Education Centre
High	Islandview High School

Additional Information

Zoning	R2
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Listing Details

Listing Office	Royal LePage Atlantic (Dartmouth)
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