

\$199,000 - 423 Highway 1, Comeauville

MLS® #202312587

\$199,000

6 Bedroom, 2.00 Bathroom, 1,932 sqft

Residential on 0.17 Acres

V4, Comeauville, NS

Are you looking for a spacious home with river frontage and mesmerizing ocean views that will leave you captivated? Then this property should be added to your viewing list! Welcome to 423 Highway 1 in Comeauville, where this property is currently being used as a summer home. Not only is this property minutes away from most amenities, but with a little TLC it has the potential of becoming an income property as well. The basement level contains older features of what used to be an apartment. With its own entrance, the basement holds two bedrooms, two storage rooms, kitchen, dining/living space, laundry room (currently the only laundry room in the home), and a full bath. Renovations could easily be finished to accommodate a fully functional apartment. The main floor is the primary living space, where most recent renovations have been made throughout the past decade. It consists of a dining area that overlooks St. Mary's Bay, kitchen, full bath, living room, den, and primary bedroom. Walking upstairs onto the second floor, you'll find 3 additional bedrooms, an office space, and a set of stairs that lead to the attic where more storage can be held. On the exterior of the home are two wrap-around decks on each end of the building and an 8'x8' shed in the backyard. Heated by heat pumps, wood stove and electric baseboard. New vinyl siding was installed in 2013. Some windows have also been replaced with vinyl framed windows. All furniture and appliances are to remain with the property for your convenience!



In summary, this roomy house in Comeauville is a sanctuary that seamlessly combines coastal living with a touch of modern comfort. With its ocean view, river frontage, and expansive interior, it provides an idyllic retreat where you can unwind, entertain, and create lasting memories. Don't wait, book your showing today!

Essential Information

MLS® #	202312587
Price	\$199,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,932
Acres	0.17
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 28th, 2023

Community Information

Address	423 Highway 1
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Comeauville
County	Digby
Province	NS
Postal Code	B0W 2Z0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
View	Ocean, River
Waterfront	River Access

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Washer, Refrigerator
Heating	Baseboard, Heat Pump, Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Crawl Space, Partially Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Partial Landscaped, Ravine
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

Additional Information

Zoning	General
--------	---------

Listing Details

Listing Office	RE/MAX Banner Real Estate
----------------	---------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 14th, 2025 at 4:32pm ADT