

# \$330,000 - 12044 Shore Road, Cottage Cove

MLS® #202314201

**\$330,000**

2 Bedroom, 1.00 Bathroom, 932 sqft  
Residential on 1.04 Acres

V3, Cottage Cove, NS

Visit REALTOR website for additional information. Embrace coastal living in this stunning, brand-new home with panoramic ocean views. Whether you're a cottage enthusiast, downsizing, or a first-time homebuyer, this tranquil haven is perfect. The living spaces feature solid vinyl plank floors & inviting ceiling pot lights that provide warmth & elegance. The bright & open kitchen, living, & dining area is the canvas for your cherished memories. Step onto the covered front deck to soak in the breathtaking ocean vistas, or enjoy the back deck, accessible from both bedrooms. You'll also appreciate the rough-in for a generator pane ensuring peace of mind. Most contents are included, details TBD on agreement. This property is ready for the new owner & the best part –no HST. Seize this opportunity to live a life where stunning ocean views are an inviting part of everyday.



## Essential Information

MLS® #	202314201
Price	\$330,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	932
Acres	1.04
Type	Residential

Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	March 14th, 2024

### Community Information

Address	12044 Shore Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Cottage Cove
County	Annapolis
Province	NS
Postal Code	B0S 1P0

### Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Gravel
# of Garages	1
View	Bay

### Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
Basement	None

### Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

### Additional Information

Zoning	Res
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### Listing Details

Listing Office	PG Direct Realty Ltd.
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