

\$530,000 - 99 Henry Comeau Road, Lower Saulnierville

MLS® #202316851

\$530,000

3 Bedroom, 1.50 Bathroom, 1,554 sqft

Residential on 3.21 Acres

V4, Lower Saulnierville, NS

Are you in search of a sanctuary that marries breathtaking scenery with the comforts of home? Look no further. Welcome to 99 Henry Comeau Road, Lower Saulnierville! Nestled on a generous 3.21-acre lot, this exceptional property offers an unparalleled vantage point overlooking the serene expanse of St. Mary's Bay, extending all the way to the islands of Digby Neck. Indulge in jaw-dropping, panoramic views that will leave you spellbound. Hidden from the hustle and bustle of the main road, this property invites you into a secluded haven of tranquility and natural beauty. The renovations completed over the past two years have transformed this dwelling into a modern masterpiece. The interior has been thoughtfully opened and brightened, creating a warm and welcoming atmosphere. A culinary enthusiast's dream awaits in the kitchen with a custom-designed island boasting a generous 6'5"x8'8" quartz countertop. Quartz surfaces continue around the kitchen and main floor half bath, exuding both elegance and functionality. The home effortlessly blends functionality and charm. The main floor encompasses a welcoming foyer, an office space, a thoughtfully designed kitchen, a dining area, and a comfortable living room. Ascend to the second floor to discover a hallway overlooking the living area, a primary bedroom, a full bathroom featuring a separate tub and shower, two spare bedrooms, and ample storage room that can be used as a walk-in closet. The basement boasts a wide



open dimension, measuring 26'7"x40'7". It offers versatility for storage, a wood supply, or the potential for additional living square footage. What's more, easy outside access makes bringing in firewood or storing items a breeze. A sprawling 37'x25'5" deck extension presents a rooftop oasis for all gatherings. Whether you're unwinding in the 6-person hot tub or hosting friends, this space is an entertainer's delight. Don't wait! Schedule your viewing today and make this exquisite property your forever home.

Essential Information

MLS® #	202316851
Price	\$530,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,554
Acres	3.21
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 28th, 2023

Community Information

Address	99 Henry Comeau Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Lower Saulnierville
County	Digby
Province	NS
Postal Code	B0W 2Z0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking	Detached, Wired, Gravel
View	Ocean

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Forced Air, Furnace, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped, Softwood Bush
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	General
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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