

# \$449,900 - Lot 25b 157 Sailors Trail, Eastern Passage

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MLS® #202316979

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,216 sqft

Residential

11-B, Eastern Passage, NS

Move in ready! Fabulous alternative to a condo apartment with unparalleled lifestyle. Provident's bungalow design - The Ocean Pearl - offers over 1200 sqft of true single level living and all the comforts and efficiency of a brand new home. Enter the foyer off your sweet covered porch and find an attractive open layout featuring a bright kitchen with granite counters, a terrific island for prep work and breakfast, a large walk in pantry, gorgeous easy to maintain laminate floors (carpet free home!) and outstanding comfort of a heat pump. A super spacious master bedroom is a true retreat with walk-in closet and ensuite with double vanity and easy to clean large shower. A second bedroom has french doors for multi-function space as a den or guest bedroom. Discrete second full bath perfect for guests. In unit laundry and a single car garage for your private and personal use. All the convenience of total lawn care, snow removal, exterior home maintenance, and water are included, not to mention use of the totally stunning club house with library, party space, heated out door pool and furnished one bedroom guest suite available for rent to residents. Walk down the street two minutes and you're on the incredible boardwalk at MacCormack's Beach, and a stone's throw from restaurants, shops and services. Just 7 minutes to the Dartmouth General or 10 minutes to Dartmouth Crossing. You can live on the beach and still be in downtown Halifax in 30 minutes or less. Several units to choose



from and still time to choose your finishes in some units!

Built in 2019

### Essential Information

|                |                    |
|----------------|--------------------|
| MLS® #         | 202316979          |
| Price          | \$449,900          |
| Bedrooms       | 2                  |
| Bathrooms      | 2.00               |
| Full Baths     | 2                  |
| Square Footage | 1,216              |
| Year Built     | 2019               |
| Type           | Residential        |
| Sub-Type       | Condominium        |
| Style          | Bungalow           |
| Status         | Closed             |
| Date Sold      | November 2nd, 2023 |

### Community Information

|              |                                                 |
|--------------|-------------------------------------------------|
| Address      | Lot 25b 157 Sailors Trail                       |
| 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 0A3                                         |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2                                                                 |
| Parking        | Single, Garage, Driveway, Paved                                   |
| # of Garages   | 1                                                                 |
| Has Pool       | Yes                                                               |
| Pool           | Above Ground                                                      |

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet |
|-------------------|-----------------------------------|

|          |                     |
|----------|---------------------|
| Heating  | Baseboard, Ductless |
| Basement | None                |

### Exterior

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | 3 to 9.99 Acres, Landscaped, Level |
| Roof            | Asphalt                            |
| Construction    | Vinyl Siding                       |
| Foundation      | Concrete Perimeter, Slab           |

### Additional Information

|                |         |
|----------------|---------|
| Zoning         | Condo   |
| HOA Fees       | 400     |
| HOA Fees Freq. | Monthly |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | PLUMB LINE REALTY INC. - 12234 |
|----------------|--------------------------------|

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Listing information last updated on October 21st, 2025 at 5:32pm ADT