

\$749,900 - 1409 Main Road, Eastern Passage

MLS® #202320839

\$749,900

3 Bedroom, 1.00 Bathroom, 1,226 sqft

Residential on 0.63 Acres

11-B, Eastern Passage, NS

Residential Waterfront Opportunity: 1409 Main Road, Eastern Passage, Nova Scotia Unlock the potential of coastal living with this unique waterfront property at 1409 Main Road, Eastern Passage. Boasting an impressive 85 feet of direct Halifax Harbour waterfrontage, this property is a diamond in the rough, offering a fantastic opportunity for savvy buyers. Halifax Harbour Frontage: Enjoy breathtaking panoramic views of Halifax Harbour from your own backyard. With direct waterfront access, you'll relish in the beauty and tranquility of waterfront living ~ imagine having your own dock and beach area! Handyman's Dream: This property presents a chance to roll up your sleeves and add your personal touch. While some handyman work is required, envision the potential for building equity and creating your dream home or possibly add this to your rental portfolio. Live and Build: For the ambitious buyer, consider living in the existing home while planning and constructing your dream waterfront residence on-site. This allows you to enjoy the picturesque location while building future equity. Rental Income Potential: Alternatively, use the current home as a rental property to generate income while you explore your options for future development. Single family detached homes are in high demand currently and this home once updated a bit would be a great income earner. Eastern Passage Charm: Located in the charming coastal community of Eastern Passage, you'll



appreciate the local culture, schools, amenities, and the convenience of nearby Fisherman's Cove. Surrounded by Nova Scotia's natural beauty, this property provides the ideal backdrop for outdoor enthusiasts, from kayaking and fishing to enjoying evening sunsets over the water. Contact us today to schedule a viewing and start turning your waterfront dreams into a reality. Don't be caught saying "I should have bought it when I saw it!"

Essential Information

MLS® #	202320839
Price	\$749,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,226
Acres	0.63
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	January 30th, 2024

Community Information

Address	1409 Main 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 1M4

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
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Parking	No Garage, Parking Spaces(s), Paved
Is Waterfront	Yes
Waterfront	Harbour, Access: Harbour, Ocean Access

Interior

Interior Features	See Remarks, High Speed Internet
Heating	Forced Air
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Seaside Elementary School
Middle	Eastern Passage Education Centre
High	Island View High School

Additional Information

Zoning	C-2 - GE
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Listing Details

Listing Office	RE/MAX Nova
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