

# \$299,900 - 12124 Shore Road, Cottage Cove

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MLS® #202321596

**\$299,900**

3 Bedroom, 1.00 Bathroom, 984 sqft

Residential on 0.89 Acres

V3, Cottage Cove, NS

Bay of Fundy Ocean Frontage with Highest Tides in the World! This 3-bedroom home in Cottage Cove (Port George) will be your perfect year-round or seasonal home. Spectacular ocean views from the home and yard! With its 3 decks, you can always get in or out of the sunshine! Large entry/laundry. Knotty Pine used on the interior was milled locally! A double-car garage and paved driveway on a nicely manicured lot across from the spectacular Oceanfront parcel that is a part of this property! You can always be assured of the unobstructed views with the ocean frontage as a separate parcel on the waterside that you will own and be able to have your own bonfires and picnics as you wish! Port George is a favoured seaside community in Nova Scotia, with year-round residents and cottage owners enjoying the views, sunsets, beach walks and even fresh seafood! This property has a history of being a busy short-term rental (aka Air BnB , Fundy Skies Cottage) in spring and summer months when not occupied by the owner in off-season. It is being sold with everything you need to continue the short-term rental and or enjoy it entirely for your own use! Don't hesitate, precious views like this with your own waterfrontage are rare!

Built in 1975

## Essential Information



MLS® #	202321596
Price	\$299,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	984
Acres	0.89
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	November 24th, 2023

### Community Information

Address	12124 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	2
Parking	Detached, Double, Paved
# of Garages	2
View	Ocean
Is Waterfront	Yes
Waterfront	Across Road, Ocean Front

### Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Propane

# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space, Unfinished, Walk-Out Access

### **Exterior**

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Aluminum Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Annapolis East Elementary School
Middle	Middleton Regional High School

### **Additional Information**

Zoning	GD - GENERAL DEVELOPMENT ZONE
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### **Listing Details**

Listing Office	RE/MAX Banner Real Estate
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