

\$285,000 - 1185 Port Latour Road, Eel Bay

MLS® #202323372

\$285,000

3 Bedroom, 1.00 Bathroom, 1,562 sqft

Residential on 2.67 Acres

G2, Eel Bay, NS

Located in quiet area on 3.7 acres surveyed with 290 ft. of tidal waterfront on Clam Creek and 450' on inner Clam Creek home to various water fowl and roaming deer. Just 20 years old, this home could be just what you have been looking for! Interior recently transformed with modern decor offering open concept living space, built-in entertainment area and eat - in kitchen with all major appliances to remain. Two bedrooms on main level, 4pc. bath with jet tub and separate laundry area. Electric baseboard heat with heat pump, laminate flooring through out with most furnishings negotiable. Full basement with unique finishing to house spacious family room and extra space for additional bedroom. Walk out section from work shop area with landscaped yard to the shoreline. Ideal for children and pets, set back from the road with small wooded area - great for exploring. Tree house, 8 x 11 garden shed, firepit and two large gravel parking areas complete this great property. Forest Ridge School district and only 7 minutes drive to 18 hole golf !! All appointments require 24 hours.



Built in 2003

Essential Information

MLS® #	202323372
Price	\$285,000
Bedrooms	3

Bathrooms	1.00
Full Baths	1
Square Footage	1,562
Acres	2.67
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	February 5th, 2024

Community Information

Address	1185 Port Latour Road
Area	South Shore
District	407-Shelburne County
Sub-District	G2
City	Eel Bay
County	Shelburne
Province	NS
Postal Code	B0W 3L0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Parking Spaces(s), Shared, Other
View	Bay, Harbour, Other
Is Waterfront	Yes
Waterfront	Waterfront, Harbour, Ocean Front, Access: Bay, Ocean Access

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Electric Range, Dishwasher, Washer, Microwave, Refrigerator, Other
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding

Foundation Concrete Perimeter

School Information

Elementary Forest Ridge Academy
High Barrington Municipal High School

Additional Information

Zoning res

Listing Details

Listing Office East Bay Realty Ltd.

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