

\$375,000 - 2117 Port Latour Road, Upper Port La Tour

MLS® #202323690

\$375,000

3 Bedroom, 2.50 Bathroom, 1,695 sqft

Residential on 1.78 Acres

G2, Upper Port La Tour, NS

Introducing your dream oceanfront property! This exquisite home offers a breathtaking view of the sunrise over the sparkling waters every morning. Imagine waking up to the sound of the waves and enjoying your coffee on your large deck with your own private ocean view. This charming residence features a cozy fireplace, perfect for those cool evenings by the sea. The spacious living room and dining area are ideal for entertaining or simply relaxing with loved ones. The dining area and family room have large sliding doors to let in the ocean breeze that lead out to the large deck and paved area out back. This paved area allows ample space for friends to park while visiting and could also be a great place for kids to play. The walkout basement allows you to easily bring in firewood or storage items and also allows for easy access to the large workshop area. For outdoor enthusiasts, this property allows for ocean access by kayak or small boat allowing you to explore the serene coastal waters at your leisure. Enjoy the tranquil beauty of the ocean and wildlife including seals right from your backyard with over 150' of oceanfront! The landscaped yard comes complete with perennial gardens, grape vines, garden boxes, shed, firepit and even its own pond. The outdoor shower is also great for washing up pets or getting dirt and sand off before coming inside. Recent improvements include new shingles(2020), new carpet(2023), attic insulation(2022), oil tank(2021), kitchen counter tops/double sink(2022) allowing you to



simply move in and relax. The home is self sufficient with its own well, septic system and wired in generator panel. Beautiful sandy Crows Neck Beach is less than 9 minutes away and 4 minutes past that you'll find the gorgeous 180+ degree views at Baccaro Pt. Lighthouse. 15 minutes from ammenities in Barrington. Don't miss the opportunity to own this idyllic oceanfront retreat. Contact us today to schedule a viewing and experience coastal living at its finest!

Built in 1984

Essential Information

MLS® #	202323690
Price	\$375,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,695
Acres	1.78
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 6th, 2024

Community Information

Address	2117 Port Latour Road
Area	South Shore
District	407-Shelburne County
Sub-District	G2
City	Upper Port La Tour
County	Shelburne
Province	NS
Postal Code	B0W 3N0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Carport, Circular Driveway, Paved
View	Harbour, Ocean
Is Waterfront	Yes
Waterfront	Harbour, Ocean Front, Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Water Heater, Electric Cooktop, Electric Oven, Dishwasher, Dryer, Washer, Refrigerator
Heating	Fireplace(s), Forced Air, Furnace
Fireplace	Yes
Fireplaces	Wood Burning
Stories	Side Split
Has Basement	Yes
Basement	Full, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Cleared
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block, Concrete Perimeter

School Information

Elementary	Forest Ridge Academy
Middle	Barrington Municipal High School
High	Barrington Municipal High School

Additional Information

Zoning	GD
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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Listing information last updated on October 28th, 2025 at 6:02am ADT