

\$589,000 - 1601 East Petpeswick Road, East Petpeswick

MLS® #202400129

\$589,000

3 Bedroom, 3.00 Bathroom, 2,803 sqft

Residential on 1.70 Acres

35-A, East Petpeswick, NS

Perched in a quaint fishing village, this property is a sunset lover's paradise. South west facing windows throughout the house offer ample natural light and ocean views from nearly every room. The main floor is ideal for those who enjoy one level living. When you enter into the main foyer you are pulled towards the grand living and dining space with vaulted ceilings. French doors lead you to the huge composite deck(2021) where you can bask in the sun and gaze over the Petpeswick inlet. A beautiful automatic awning provides lovely shade on hot summer days. The main level also offers a large eat-in kitchen with ample storage space and quartz countertops(2020). Off the kitchen is the solarium mudroom and laundry, ideal for those muddy family boots. For privacy each wing of the main level features a spacious bedroom and full bathroom. On the kitchen end is the primary bedroom complete with a walk in closet and ensuite bathroom. In the centre of the house is a statement spiral staircase which takes you up to a loft above the living room, functioning perfectly as an office or rec space. Down the spiral staircase is an incredibly versatile lower level, complete with a workshop, single car garage, 3 piece bathroom, utility room, walk out, and 3rd bedroom. The 3rd bedroom space is massive and could easily be broken up in to a smaller bedroom plus recreation space. Plumbing is also in place for a sink, should you desire a wet bar or full kitchenette, making this a



fantastic in-law suite or apartment. Off the walk-out basement is the screened-in porch and large stone patio. In-floor heating fueled by a propane boiler(2022) keeps you cozy all winter, and 2 A/C units maintain your comfort in the summer. Outside you'll find a large shed and huge wired detached double garage, complete with heating and a versatile finished loft. Minutes to Martinique beach, surfers will appreciate the outdoor shower to get the sand off! Don't miss all the opportunities this property offers!

Built in 1996

Essential Information

MLS® #	202400129
Price	\$589,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,803
Acres	1.70
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow, Contemporary
Status	Closed
Date Sold	March 13th, 2024

Community Information

Address	1601 East Petpeswick Road
Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-A
City	East Petpeswick
County	Halifax
Province	NS
Postal Code	B0J 2L0

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Detached, Single, Double, Heated Garage, Wired, Multiple Driveways, Paved
# of Garages	3
View	Harbour, Ocean

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Cooktop, Electric Oven, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Hot Water, In Floor
Cooling	Ductless
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

School Information

Elementary	Oyster Pond Academy
Middle	Oyster Pond Academy
High	Eastern Shore District High School

Additional Information

Zoning	FV
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Listing Details

Listing Office	Royal LePage Atlantic (Dartmouth)
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Listing information last updated on October 22nd, 2025 at 10:18am ADT