

\$1,250,000 - 1531 Shore Road, Western Head

MLS® #202403425

\$1,250,000

4 Bedroom, 4.00 Bathroom, 2,780 sqft

Residential on 6.81 Acres

E3, Western Head, NS

A once in a lifetime opportunity presents itself! Over 6 acres of bold ocean frontage, a character home, large guest house, and breathtaking views make up this jaw dropper of a property at 1531 Shore Road, Western Head. Turn up the gated drive and immediately feel the pull toward the sea. Perched high above the ocean, the home and guest house are positioned to take advantage of expansive views at every angle. The 4 bedroom, 4 bathroom home is a perfect space for entertaining or for finding one of many window seats with your favourite book or set of binoculars. There is much to see with surfers and sailors exploring the waters nearby. As you step in from the back entry and kitchen, natural light floods the main living/dining area featuring propane stove, large windows, exposed brick chimney and staircase. The kitchen has been updated and features a full, walk-in pantry for all of your small appliance and food storage needs. You will also find a laundry room, cozy den & bathroom on the back side of the home on the main level. Upstairs, the large primary bedroom and ensuite bath is filled with natural light and offers a private oasis from the rest of the house. The home has 3 more bedrooms and 2 additional bathrooms for family members or guest use on the upstairs level. The main house features an attached two car garage, two deck spaces and a wooden viewing platform on the front hill to entertain and enjoy all of the changing seasons at this magnificent



ocean side property. The updated guest house offers many possibilities for rental income or guests. The (open concept) main level includes bed, full bath (shower), kitchenette and living space. Upstairs, through a separate entrance, you will find a large apartment style accommodation with cathedral ceilings, propane stove, full kitchen and bath. It also features a large upper level deck for entertaining or for sitting and taking in the view. This one of a kind property must be seen in person to be appreciated!

Essential Information

MLS® #	202403425
Price	\$1,250,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,780
Acres	6.81
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 25th, 2024

Community Information

Address	1531 Shore Road
Area	South Shore
District	406-Queens County
Sub-District	E3
City	Western Head
County	Queens
Province	NS
Postal Code	B0T 1K0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Attached, Garage, Gravel

Is Waterfront	Yes
Waterfront	Ocean Front

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Furnace, Hot Water
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Partial

Exterior

Lot Description	3 to 9.99 Acres, Landscaped, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Stone

Additional Information

Zoning	Residential
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Listing Details

Listing Office	EXIT Realty Inter Lake Liverpool
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