

\$675,000 - 249 Shore Road, Birchtown

MLS® #202404284

\$675,000

2 Bedroom, 2.00 Bathroom, 1,630 sqft

Residential on 29.68 Acres

F3, Birchtown, NS

Nestled on 30 acres with 115 feet of elevation, this charming 2-bedroom, 2-bathroom home offers the secluded harborside retreat you've been dreaming of. With 600 feet of shoreline and commanding elevation, the property boasts breathtaking panoramic views that simply cannot be overlooked. Inside, the open concept kitchen, dining and living area provide the perfect space to entertain family and friends, while the large bright windows offer views from every angle. The primary bedroom, generously sized and accompanied by its own private ensuite, ensures a serene sanctuary. Additionally, a second bedroom and full bath down the hall provide ample accommodation for guests or family members. Downstairs, the partially finished basement offers a large rec room as well as a storage/utility area complete with a convenient walkout. Outside, a covered patio beckons for leisurely mornings with a cup of coffee, offering front-row seats to stunning sunrises. The property further impresses with three outbuildings, including a wired garage with a carport, a barn-style structure, and a storage shed. Along your majestic tree lined driveway there is a cleared pasture that could be great for any farming enthusiasts or other outdoor hobbies of your choice. A fenced area off of the patio provides a secure space for pets to roam. With direct access to the rails-to-trails system, outdoor enthusiasts can immerse themselves in the wonders of nature, exploring shoreline bliss and shaded forest paths at their leisure. If you've been waiting for



a cozy harbourside home, this one is not to be missed!

Built in 2004

Essential Information

MLS® #	202404284
Price	\$675,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,630
Acres	29.68
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 27th, 2024

Community Information

Address	249 Shore Road
Area	South Shore
District	407-Shelburne County
Sub-District	F3
City	Birchtown
County	Shelburne
Province	NS
Postal Code	B0T 1W0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Wired
View	Bay, Ocean
Is Waterfront	Yes
Waterfront	Waterfront, Ocean Front, Access: Bay, Ocean Access

Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Refrigerator

Heating	Baseboard, Ductless, Stove
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Walk-Out Access

Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Hardwood Bush, Sloping/Terraced, Softwood Bush, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	Residential & Resource
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Listing Details

Listing Office	Royal LePage Atlantic (Mahone Bay)
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