

\$484,900 - 2399 St. Margarets Bay Road, Timberlea

MLS® #202404961

\$484,900

3 Bedroom, 2.00 Bathroom, 1,875 sqft

Residential on 0.31 Acres

40-A, Timberlea, NS

Located on the beautiful Nine Mile river this adorable, well maintained, cottage style home is perfect for those who love to be close to nature but also not far from all the amenities. The rear of the home overlooks the river with 60 ft. of water frontage; the view is awesome and at times you can capture a view of eagles, otters, beavers, raccoons, and other wildlife. It is great for fishing and boating. With easy access to the shoreline, you can swim by just walking into the water or, off the dock. As you venture inside you will notice the living room with its large picture window in front giving a bright and warm atmosphere and the focal point, a working wood insert fireplace complimented by shelving on either side. The charming country kitchen has lots of cupboards and ample work space. Modern light fixtures throughout. On this main level is a 3 pc. bathroom. The formal dining room with patio doors opens onto a 12'—24' deck which has stairs down to the large back yard. There is lots of room for the garden enthusiasts if you want homegrown veggies or flowers. Upstairs is a full 4 pc. bathroom and three bedrooms. The large primary bedroom includes a walk-in closet and plenty of room for a king size bed. All bedrooms have closet organizers. The heat is electric (200 amp service) with a Life Breath Heat Recovery Ventilation system. In the large basement with walkout, there is a root cellar, 13'—22' rec room, and a laundry room. Another desirable feature of this home is its paved driveway which can accommodate up to



four vehicles. Also mature trees and shrubbery adorn the property. The bus route is only minutes away. The Beechville Lakeside Timberlea Rails to Trails for cycling enthusiasts is steps from the house. A new Beechville Lakeside Timberlea community centre is in the process of being built. This bright and sunny home in its attractive setting is the perfect place for someone - could it be you?

Built in 1985

Essential Information

MLS® #	202404961
Price	\$484,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,875
Acres	0.31
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 12th, 2024

Community Information

Address	2399 St. Margarets Bay Road
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-A
City	Timberlea
County	Halifax
Province	NS
Postal Code	B3T 1H1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking	No Garage, Paved
Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s)
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Beechville Lakeside Timberlea Jr Elementary School
Middle	Ridgecliff Middle School
High	Bay View High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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