

\$499,900 - 6411 Highway 215, Noel Shore

MLS® #202406092

\$499,900

3 Bedroom, 2.00 Bathroom, 2,109 sqft

Residential on 13.75 Acres

105-A, Noel Shore, NS

OUTSTANDING VIEW of the Minas Basin....Welcome to 6411 Highway 215 Noel Shore! This spacious home dates back to the mid 1800s and has been tastefully updated in 2008 to suit the modern-day family! With 3 bedrooms, 2 bathrooms, a Studio and Workshop, total area 2,130 square feet, there is a space for everyone to relax and enjoy! The house area is 1,680 square feet, the Studio (attached to the house) is 300 square feet and the Workshop at the end of the Studio is 150 square feet. Adjacent to the house is a Barn/Shed/Workshop, 420 square feet with new cedar shingles on the walls. The extensive renovations included new and restored custom pine finish and softwood plank flooring, cedar shingles, windows, restored entrance, electrical and plumbing. There are electric baseboards in all rooms with individual thermostats and there is a 2 1/2 ton central system TRANE Heat Pump with insulated ducts to all rooms for Heating and Cooling. There is a 7 kW Generac Generator in the Barn/Shed with a 30 amp cable to connect to the generator panel for the house. The House roof and the Studio roof were updated in 2022 with steel roofing, the Basement was insulated with foam insulation in 2022 and the back deck, 40 feet by 12 feet was mostly done in 2022 and finished in 2023. The wood fired stoves on the Main Floor and in the Studio are Norwegian Jotul stoves with stainless steel chimney installed by Certified installers in 2021. The views of the Cobequid



Basin, which is the eastern most part of the Minas Basin, can be seen from every vantage point from the living, dining and kitchen! The kitchen was thoughtfully redesigned in 2021 with ample cabinets, granite countertops, farmers sink, wall oven, built in microwave, a large induction cooktop with a stainless-steel kitchen exhaust hood ducted to the outside. Both Bathrooms were renovated with granite vanities in 2022. The feel of "cozy" will be felt each time you light the centrally located wood stove on the main level!

Built in 1883

Essential Information

MLS® #	202406092
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,109
Acres	13.75
Year Built	1883
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 18th, 2024

Community Information

Address	6411 Highway 215
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-A
City	Noel Shore
County	Colchester
Province	NS
Postal Code	B0N 1T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Gravel
Is Waterfront	Yes
Waterfront	Waterfront, Access: Bay

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Heat Pump, Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	10 to 49.99 Acres, Landscaped, Level
Roof	Steel
Construction	Wood Siding
Foundation	Concrete Perimeter, Stone

School Information

Elementary	Cobequid District Elementary School
High	Hants North Rural High School

Additional Information

Zoning	N/A
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Listing Details

Listing Office	Keller Williams Select Realty
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Listing information last updated on October 27th, 2025 at 1:47am ADT