

# \$998,000 - 771 Shad Point Parkway, Blind Bay

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MLS® #202409638

**\$998,000**

4 Bedroom, 2.00 Bathroom, 2,040 sqft

Residential on 3.10 Acres

40-B, Blind Bay, NS

Wake up with the sun and go to bed with it. Enjoy that first cup of coffee in the morning and the `sundowner` on your huge deck or in your private waterfront gazebo. This quality built, only 19 year old house, is in a very high end subdivision just about 30 min from downtown Halifax, yet very quiet and peaceful on a peninsula with 240 feet/73 m of waterfront on 3.1 ac and south/west exposure. Very bright and sunny 4RB, 2 Bath, open concept, hardwood floors, sauna, wood stove for the cozy evenings. Single detached garage plus additional storage room and brand new roof shingles ! Pride of ownerships shows everywhere ! Walk down to the water, through beautiful landscaped gardens, launch your kayak and explore the shore, islands and impressive rock formations that are scattered in the ocean within easy reach. Listen to the eagles and seagulls and the waves lapping on the shore and breath the fresh scent of the sea .... such is life in Nova Scotia !! This house comes with everything in it: Furniture, Villeroy & Boche dishes and cutlery, 60 HZ air cooled generator, brand new Zodiac Bayrunner 420 boat, 3.300 Gallon cisterns, stereo, BBQ. Pretty much everything you see in the house (besides personal belongings and artwork)



Built in 2005

## Essential Information

MLS® #

202409638

Price	\$998,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,040
Acres	3.10
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 13th, 2025

### Community Information

Address	771 Shad Point Parkway
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-B
City	Blind Bay
County	Halifax
Province	NS
Postal Code	B3Z 4C2

### Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Gravel
# of Garages	1
View	Bay, Harbour, Ocean
Is Waterfront	Yes
Waterfront	Harbour, Ocean Front, Access: Bay, Access: Harbour, Ocean Access

### Interior

Interior Features	High Speed Internet
Heating	Baseboard, Fireplace(s)
Fireplace	Yes
# of Stories	2
Stories	2 Storey
Basement	None

**Exterior**

Lot Description	3 to 9.99 Acres
Roof	Asphalt
Construction	Shingle Siding
Foundation	Slab

**Additional Information**

Zoning	RRC-1
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**Listing Details**

Listing Office	Royal LePage Atlantic
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