

# \$474,900 - 214 Mcgraths Cove Road, Mcgrath's Cove

MLS® #202409670

**\$474,900**

3 Bedroom, 1.00 Bathroom, 1,300 sqft

Residential on 2.90 Acres

40-B, Mcgrath's Cove, NS

Welcome to tranquility! This bungalow style home has so much to offer with room to grow, large private lot with an ocean view, and beautifully landscaped property. Walk through the front door to an open concept living room including a beautiful beach stone fireplace, kitchen and dining area, and down the hallway to 3 bedrooms, and a full bathroom. Bright and sunny, with updated fixtures, laminate and vinyl flooring. Includes two 12,000 BTU ductless mini split heat pumps to maintain comfortable, energy efficient temperatures all year long. Lower level offers a nice sized family room with woodstove, laundry room, and a huge utility and storage room with outside access. 2.9 acres of land with a large detached fully wired garage and spacious driveway. School bus service, moments to Peggy's Cove, surrounded by oceans, lakes, and scenic hiking! Septic is pre inspected, water systems in place and now ready for new owners!



## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 202409670 |
| Price          | \$474,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,300     |
| Acres          | 2.90      |

|           |                         |
|-----------|-------------------------|
| Type      | Residential             |
| Sub-Type  | Single Family Residence |
| Style     | Bungalow                |
| Status    | Closed                  |
| Date Sold | July 25th, 2024         |

### Community Information

|              |                                            |
|--------------|--------------------------------------------|
| Address      | 214 Mcgraths Cove Road                     |
| Area         | Halifax - Dartmouth                        |
| District     | 40-Timberlea, Prospect, St. Margaret's Bay |
| Sub-District | 40-B                                       |
| City         | Mcgrath's Cove                             |
| County       | Halifax                                    |
| Province     | NS                                         |
| Postal Code  | B3Z 3B2                                    |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2                                                                 |
| Parking        | Detached, Double, Heated Garage, Wired, Gravel                    |
| # of Garages   | 2                                                                 |
| View           | Ocean                                                             |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | See Remarks, High Speed Internet               |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Baseboard, Ductless                            |
| Has Basement      | Yes                                            |
| Basement          | Full, Finished                                 |

### Exterior

|                 |                                            |
|-----------------|--------------------------------------------|
| Lot Description | 1 to 2.99 Acres, Landscaped, Level, Wooded |
| Roof            | Asphalt                                    |
| Construction    | Vinyl Siding                               |
| Foundation      | Concrete Perimeter                         |

### School Information

|            |                                                                       |
|------------|-----------------------------------------------------------------------|
| Elementary | Atlantic Memorial - Terence Bay Elementary School (Atlantic Memorial) |
| Middle     | Brookside Junior High School                                          |

High                      Halifax West High School

**Additional Information**

Zoning                      RRB-1

**Listing Details**

Listing Office              Keller Williams Select Realty

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