

\$350,000 - 1079 Barr Settlement Road, East Gore

MLS® #202409856

\$350,000

3 Bedroom, 2.00 Bathroom, 1,129 sqft

Residential on 4.00 Acres

105-A, East Gore, NS

As you approach this property, the 24' x 20' detached garage immediately commands attention. With its sleek metal siding and metal roof, it stands as both a functional space for your vehicles and it's a stylish addition to the property's exterior. The house itself was transformed in 2022. The siding was updated, not only to enhance its aesthetic appeal but also to ensure durability and longevity for years to come. Upon entering, you're greeted by a sense of warmth and welcome. The main floor offers a convenient layout, featuring a laundry area strategically located near the side entry, complete with a pocket door for easy access to the kitchen. In the heart of the home lies the living room. A new heat pump, installed in 2023, ensures a cozy atmosphere year-round, while a woodstove, added in 2019, offers a rustic charm. The kitchen boasts ample cabinets. * Please note that the dishwasher is currently not working. The bathroom of the next level up boasts a custom live edge vanity and vessel sink, adding a touch of natural elegance. An adorable nursery provides a cozy space for little ones or guests. A versatile second bedroom doubles as a convenient office space, perfect for remote work or creative endeavors. The primary suite is complete with patio doors leading to a covered balcony, where you can bask in the serenity of your surroundings. Here you'll also find an ensuite bath and walk-in closet to ensure ample storage for your wardrobe essentials. All the electric baseboard



heaters on the main level, except one, were replaced for efficiency and peace of mind. A drilled well, with a submersible pump, installed just five years ago, provides reliable access to fresh water, while the proximity to numerous trails offers endless opportunities for outdoor adventure and exploration. Towards the back of this four acre property, youâ€™ll find a brook. The perfect setting for a summer picnic.

Built in 1990

Essential Information

MLS® #	202409856
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,129
Acres	4.00
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	August 29th, 2024

Community Information

Address	1079 Barr Settlement Road
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-A
City	East Gore
County	Hants
Province	NS
Postal Code	B2S 3B8

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	Detached, Double, Heated Garage, Wired, Gravel
# of Garages	2
Waterfront	Stream/Pond

Interior

Interior Features	Ensuite Bath, See Remarks, High Speed Internet
Appliances	Electric Range, Dishwasher, Refrigerator
Heating	Baseboard, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, Other

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

Additional Information

Zoning	R-4
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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Listing information last updated on October 13th, 2025 at 12:17pm ADT