

# \$850,000 - 106 Whitecap Ridge, Black Point

---

MLS® #202411479

## \$850,000

3 Bedroom, 2.50 Bathroom, 1,936 sqft

Residential on 0.92 Acres

40-D, Black Point, NS

It's hard to know what is the best thing about this incredible home - the spectacular view that encompasses both sunrises and sunsets over St. Margaret's Bay or the fact that this Passive House actually generates enough excess energy to both run the home and power an electric vehicle for the easy 30 minute commute to Halifax. But then, you don't have to choose, as this stunning home could now be yours! This well planned home hits all the right notes of style, comfort and sustainability, with an open concept main level filled with natural light featuring a spacious kitchen with a beautiful Caesarstone island/breakfast bar and separate pantry, an open living room with an efficient wood stove, and a dining room with double doors that swing open onto an expansive deck in front to take in the view, as well as a covered section around the corner for al fresco dining and entertaining. Not an inch of space is wasted, as is evident with the cozy office, laundry room and convenient half bath, all tucked in along the back of the main level. Upstairs you'll find more breath-taking views from the many large windows, a primary bedroom which accommodates a king-sized bed, an ensuite bath and a walk-in closet, 2 more good sized bedrooms and a second full bath, plus a large nook at the front, perfect for an office or library area. The basement level is currently used as a double garage with a workshop area and storage space, and is intelligently plumbed for kitchen & bath for future use as an in-law suite or whatever you



desire. Outside, the property takes full advantage of xeriscaping, which is a boon for the environment, your spare time and fire safety. Enjoy nature at its finest on nearly an acre of your own pristine woodland, or venture to nearby "Rails to Trails" for biking & hiking or go for a swim or kayak. Built to the International Passive House standard, this home was planned with sustainability and comfort in mind and it shows - come take a look before it's too late!

Built in 2019

**Essential Information**

MLS® #	202411479
Price	\$850,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,936
Acres	0.92
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 2nd, 2024

**Community Information**

Address	106 Whitecap Ridge
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-D
City	Black Point
County	Halifax
Province	NS
Postal Code	B0J 1T0

**Amenities**

Utilities	Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Double, Garage, Heated Garage, Wired, Gravel
# of Garages	2
View	Ocean

### **Interior**

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Cooktop, Oven, Dishwasher, Dryer, Washer, Freezer, Refrigerator, Water Softener
Heating	Stove, Other Heating/Cooling
Cooling	Other Heating/Cooling
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

### **Exterior**

Lot Description	0.5 to 0.99 Acres, Landscaped, Sloping/Terraced
Roof	Metal
Construction	Steel Siding, Wood Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Shatford Memorial Elementary School
Middle	Five Bridges Junior High School
High	Bay View High School

### **Additional Information**

Zoning	MU-1
--------	------

### **Listing Details**

Listing Office	Royal LePage Atlantic
----------------	-----------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 14th, 2025 at 11:32pm ADT