

\$949,999 - 46 Ostrea Lake Road, Musquodoboit Harbour

MLS® #202412047

\$949,999

3 Bedroom, 1.50 Bathroom, 2,565 sqft

Residential on 2.29 Acres

35-A, Musquodoboit Harbour, NS

For an in-depth look, see it at [Realtor.ca](https://www.realtor.ca) and click ["More Information"](#) to access much more detail including the feature video and galleries for ["Interior"](#), ["Exterior"](#) and ["Seasonal"](#) shots! Are you looking for your own sandy beach, dock, wharf, and a boat launch on over two acres of protected oceanfront? Are you looking to have all your bedrooms and bathrooms on the main level, in move-in ready condition? Now's your opportunity to live the Nova Scotia dream! Welcome to 46 Ostrea Lake Road, a stunning luxury oceanfront property in Musquodoboit Harbour. This elegant ranch-style home is set on nearly 100,000 square feet with 320 feet of oceanfront. This includes a separate lot with potential for another home with access to the ocean. You can kayak, paddleboard, boat or fish off the dock in the summer and even icefish in the winter in this calm inlet. Aside from the double garage, this home also features multiple outbuildings to store boats, equipment, and any other toys you may have. This heavily renovated home has had nearly everything redone in the last 15 years and all the details have been meticulously chosen. It's 2565 SF total, with the main floor being 2117 SF. Central to this home is a chef's kitchen with stainless steel appliances, high-quality cupboards and a Zodiak quartz counter top. The home features a large primary bedroom with a walk-in closet and two other roomy bedrooms for family or guests. It also features a large full bathroom



with granite countertops, dual-person air tub, and a separate walk-in shower. Down the hall is a convenient half bathroom for guests. The home is heated and cooled with a fully ducted heat pump system in addition to a mini-split heat pump for even greater efficiency and equipped with sophisticated video and infrared security systems to ensure safety and convenience. Experience serene luxury at 46 Ostrea Lake Road, where every sunset promises another peaceful day. This is more than a home; it's a lifestyle waiting for you.

Built in 1966

Essential Information

MLS® #	202412047
Price	\$949,999
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,565
Acres	2.29
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	January 15th, 2025

Community Information

Address	46 Ostrea Lake Road
Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-A
City	Musquodoboit Harbour
County	Halifax
Province	NS

Postal Code B0J 2L0

Amenities

Utilities Electric, Electricity Connected, Phone Connected

Parking Spaces 2

Parking Attached, Double, No Garage, Paved

of Garages 2

View Harbour, Ocean

Is Waterfront Yes

Waterfront Ocean Front, Access: Bay, Access: Boat, Access: Deeded, Access: Harbour, Ocean Access, Access: Right of Way

Interior

Interior Features Central Vacuum, High Speed Internet

Appliances Central Vacuum, Oven, Electric Oven, Electric Range, Dishwasher, Dryer, Washer, Range Hood, Refrigerator

Heating Baseboard, Fireplace(s), Heat Pump, Ductless

Fireplace Yes

Fireplaces Fireplace(s), Electric, Wood Burning

of Stories 2

Stories Two

Has Basement Yes

Basement Partially Finished

Exterior

Exterior Features Balcony, Dock

Lot Description 3 to 9.99 Acres, Partially Cleared, Landscaped, Rolling Slope

Roof Asphalt

Construction Vinyl Siding

Foundation Concrete Perimeter, Pillar/Post/Pier

School Information

Elementary Oyster Pond Academy

High Eastern Shore District High School

Additional Information

Zoning MU

Listing Details

Listing Office Royal LePage Atlantic

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