

\$785,000 - 45 Kaakwogook Way, Clam Bay

MLS® #202413162

\$785,000

4 Bedroom, 2.00 Bathroom, 1,880 sqft

Residential on 1.96 Acres

35-A, Clam Bay, NS

Indulge in waterfront luxury and breathtaking ocean views! This custom-built home epitomizes elegance and was crafted with the finest materials by skilled trades people. Inside discover custom cut Larch Wood flooring from the Margaree Valley, complemented by panoramic ocean vistas flooding through expansive windows. Enjoy the comfort of electric in-floor heating in the primary ensuite, designed for accessibility. Entertain effortlessly in the open concept kitchen, dining and living areas, extending onto the deck with a builtin BBQ connected to piped propane. Culinary enthusiasts will appreciate the double propane stove and electric oven, along with the cozy ambiance provided by the RAIS Q-Tee Wood Stove. The lower level offers a retreat for gatherings, with access to the lower deck. Notable features include a 26-gauge metal roof with a 50 year warranty, low maintenance Celect Composite siding and trim, and custom European tilt-and-turn windows and glass doors. Unwind and enjoy unobstructed views from the Sunspace aluminum glass railing surrounding the decks. Be sure to check out the videos



Built in 2018

Essential Information

MLS® # 202413162

Price \$785,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,880
Acres	1.96
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 30th, 2024

Community Information

Address	45 Kaakwogook Way
Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-A
City	Clam Bay
County	Halifax
Province	NS
Postal Code	B0J 2L0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Circular Driveway, Gravel
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Access: Deeded, Ocean Access

Interior

Interior Features	Ensuite Bath, See Remarks, High Speed Internet
Appliances	Propane Cooktop, Electric Oven, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless, In Floor, Radiant
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Partial Landscaped, Level, Sloping/Terraced
Roof	Metal
Construction	Other
Foundation	Concrete Perimeter

School Information

Elementary	Oyster Pond Academy
Middle	Oyster Pond Academy
High	Eastern Shore District High School

Additional Information

Zoning	MU
HOA Fees	600

Listing Details

Listing Office	Sotheby's International Realty Canada
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