

\$489,000 - 113 Sherose Island Road, Barrington Passage

MLS® #202413215

\$489,000

2 Bedroom, 1.00 Bathroom, 1,530 sqft
Residential on 7.60 Acres

G1, Barrington Passage, NS

Location is everything with this move in ready home! 258' of waterfront on gorgeous Barrington Bay. Breathtaking views of the Atlantic facing East. House lot landscaped to the shoreline with small private sandy beach/boat slip. Total property includes 7.6 acres with additional surveyed lot included to insure privacy. When you travel through this well maintained private lane you will arrive 'Home' to your little piece of paradise and still be within only minutes of just about everything you need! Shopping, banking, restaurants, schools, beaches and the complete sports package located next door through your own private path...hockey rink, curling, ball field, pool, walking trail and playground. Two spacious bedrooms with den and open concept living area with cathedral ceilings and large windows offering sunlight all day long. Full basement with inside and outside entries ready to finish for additional living space. The 20 x 24 two storey barn wired separately with plumbing in place (not currently hooked up) in 8 x 10 addition is ideal for guest house or ultimate 'man cave' puts the finishing touches on this amazing property!



Built in 2005

Essential Information

MLS® # 202413215

Price	\$489,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,530
Acres	7.60
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 3rd, 2025

Community Information

Address	113 Sherose Island Road
Area	South Shore
District	407-Shelburne County
Sub-District	G1
City	Barrington Passage
County	Shelburne
Province	NS
Postal Code	B0W 1G0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Wired, Other, Double, Gravel, Parking Spaces(s)
View	Bay, Harbour, Ocean
Is Waterfront	Yes
Waterfront	Waterfront, Harbour, Ocean Front

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer
Heating	Baseboard, Ductless, Hot Water, In Floor, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished, Other

Exterior

Lot Description	3 to 9.99 Acres, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Forest Ridge Academy
High	Barrington Municipal High School

Additional Information

Zoning	res
--------	-----

Listing Details

Listing Office	East Bay Realty Ltd.
----------------	----------------------

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 12th, 2025 at 4:32am ADT