

# \$1,895,000 - 2 Crouchers Point Road, Glen Haven

MLS® #202414036

**\$1,895,000**

3 Bedroom, 3.50 Bathroom, 4,131 sqft

Residential on 1.36 Acres

40-C, Glen Haven, NS

Oceanfront sanctuary with 2 waterfront lots, spanning 3 acres with a private beach & wharf to launch the toys. Located in Glen Haven about 20 min from the city, close to all amenities and stones throw from Mariners Anchorage & the Yacht club. With over 4100 sq ft of living space, this 1.5 st home with a walkout basement, boasts 3 bdrms, 3.5 baths, wrap around decks & a 2nd-floor balcony as well as ductless heat pumps for efficient heating and cooling. The main level, perfect for entertaining, offers spectacular views from every room! It includes a gourmet chef's kitchen with a large granite center island with seating & dining nook, a family room with woodstove, a dbl-sided propane fireplace separating the dining room & living room and a separate mud room-laundry, powder room & den. Upstairs the sprawling primary suite features a 4 pc ensuite with water jet tub and walk-through closet to the large bonus room. The finished basement includes a media room, games room, full custom bar with built in fridge & dishwasher, dbl-sided fireplace, & bathroom with sauna.



Built in 1990

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | 202414036   |
| Price    | \$1,895,000 |
| Bedrooms | 3           |

|                |                         |
|----------------|-------------------------|
| Bathrooms      | 3.50                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 4,131                   |
| Acres          | 1.36                    |
| Year Built     | 1990                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | July 15th, 2024         |

### Community Information

|              |                                            |
|--------------|--------------------------------------------|
| Address      | 2 Crouchers Point Road                     |
| Area         | Halifax - Dartmouth                        |
| District     | 40-Timberlea, Prospect, St. Margaret's Bay |
| Sub-District | 40-C                                       |
| City         | Glen Haven                                 |
| County       | Halifax                                    |
| Province     | NS                                         |
| Postal Code  | B3Z 2W4                                    |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Utilities      | Propane, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 3                                                                |
| Parking        | Attached, Detached, Single, Double, Circular Driveway, Gravel    |
| # of Garages   | 3                                                                |
| View           | Ocean                                                            |
| Is Waterfront  | Yes                                                              |
| Waterfront     | Ocean Front, Access: Boat, Ocean Access                          |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Central Vacuum, Ensuite Bath, High Speed Internet |
| Heating           | Baseboard, Furnace, Hot Water                     |
| # of Stories      | 1                                                 |
| Stories           | One and One Half                                  |
| Has Basement      | Yes                                               |
| Basement          | Full, Walk-Out Access                             |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Balcony                                       |
| Lot Description   | 3 to 9.99 Acres, Landscaped, Sloping/Terraced |
| Roof              | Asphalt                                       |
| Construction      | Wood Siding                                   |
| Foundation        | Concrete Perimeter                            |

### **School Information**

|            |                                     |
|------------|-------------------------------------|
| Elementary | St Margaret's Bay 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 |
|----------------|-----------------------|

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Listing information last updated on October 24th, 2025 at 8:32am ADT