

\$485,000 - 25 85 Sailors Trail, Eastern Passage

MLS® #202415244

\$485,000

2 Bedroom, 2.50 Bathroom, 1,524 sqft

Residential on 0.07 Acres

11-B, Eastern Passage, NS

The Village at Fisherman's Cove is one of the best kept secrets on this side of the harbor. At 85 Sailors Trail, one of its longest standing residents, and soul owner of this property is ready to hand over the keys. Her passion for design and home decor is evident throughout the home. The space has always been maintained and kept clean over the past 21 years. You are going to love the spacious primary bedroom with four piece ensuite and walk in closet. The kitchen features Cathedral ceilings, granite countertops, pantry and dining area with sliding doors to the backyard patio. The open concept top floor boasts plenty of natural light, hardwood floors and a heat pump (2020). Downstairs you have a cozy den with patio doors leading to your private back deck, a spare bedroom, full bathroom and a study. Modern light fixtures and window coverings are an added touch for the new owner to enjoy. The single car garage is convenient for storage and keeping your vehicle out of the snow! If you are not familiar with condo life here at Fisherman's cove, here are the basics: \$400/month covers your water bill, lawn maintenance, snow removal and shoveling right up to your front door! All exterior maintenance including the roof, siding, upper deck and windows are the responsibility of the condo corp (you are only responsible from the studs in), also access to the clubhouse with guest suite and in ground pool. Location is everything, you are steps away from MacCormacks Beach Provincial Park and the



shops at Fisherman's cove. Hartlen Point Golf Course is minutes away, along with schools and groceries. Come experience oceanside, Maintenance-free living today!

Built in 2003

Essential Information

MLS® #	202415244
Price	\$485,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,524
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	October 9th, 2024

Community Information

Address	25 85 Sailors Trail
Area	Halifax - Dartmouth
District	11-Dartmouth Woodside, Eastern Passage, Cow Bay
Sub-District	11-B
City	Eastern Passage
County	Halifax
Province	NS
Postal Code	B3G 0A2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Heated Garage, Wired, Driveway, Paved
# of Garages	1
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Stories	Two
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	3 to 9.99 Acres, Cleared
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Ocean View Elementary School
Middle	Eastern Passage Education Centre
High	Island View High School

Additional Information

Zoning	condo
HOA Fees	400
HOA Fees Freq.	Monthly

Listing Details

Listing Office	RE/MAX Nova
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