

\$389,900 - 1011 Shore Road, Sydney Mines

MLS® #202415370

\$389,900

4 Bedroom, 3.00 Bathroom, 2,052 sqft

Residential on 0.34 Acres

N/A, Sydney Mines, NS

Welcome to this stunning oceanfront property offering paradise on the point. This ideal property offers the perfect blend of serenity and amenities. Located on a private, landscaped lot less than 20 minutes to Sydney, only minutes to North Sydney, Florence, Bras D'or or Sydney Mines.

Whether you love to listen to the ocean shores, capture nature's beautiful moments or simply watch the boats cruise by daily, you have it all and only minutes to golf, parks, beaches and schools. An ideal bungalow style home welcomes you to a bright eat in kitchen with gleaming natural light, in floor radiant heat and a heat pump to for that extra cooling during the summer and capitalize on energy savings during the winter months. A double car garage and deck for entertaining or simply relaxing, offering the perfect blend of luxury and tranquility. With a double car garage and 2 paved driveways providing ample parking. The main floor layout offers 2 generous bedrooms with a full bathroom and a three piece bath (ensuite) off the primary bedroom. The living room boasts a custom vaulted window to ensure ocean views from all venture points. The secondary suite on the lower level offers an opportunity to rent, lease or AIRBNB to offset monthly costs. Live in luxury and rent the lower level. A perfect addition for additional living space or a nice comfortable place to entertain friends and family or the possibility of an in a law suite. Additional perks that make this home a



worthwhile investment include the generator panel, convenient furnace zoning, the hot air exchange in utility room, main floor washer and dryer hookup, lower level washer and dryer and separate entrance to the lower level. The private convenient deck with protected enclosures complete this amazing package. The garage is immaculate and wired with power and shed on the opposite side of the yard. The rear yard is fenced and the grounds are picture perfect!

Built in 2003

Essential Information

MLS® #	202415370
Price	\$389,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,052
Acres	0.34
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 1st, 2024

Community Information

Address	1011 Shore Road
Area	Cape Breton
District	205-North Sydney
Sub-District	N/A
City	Sydney Mines
County	Cape Breton
Province	NS
Postal Code	B1V 1B2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Multiple Driveways, Paved
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Furnace, Ductless, Hot Water, In Floor
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	Res
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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