

\$682,000 - 136 Fort Road, Gunning Cove

MLS® #202415895

\$682,000

3 Bedroom, 2.00 Bathroom, 1,456 sqft

Residential on 1.10 Acres

G1, Gunning Cove, NS

Check out the Virtual Open House video in the link or on YouTube. Embrace unparalleled luxury and breathtaking ocean views with this stunning property in picturesque Gunning Cove, featuring two beautifully remodeled buildings: the main house and a stylish guest house. This coastal retreat offers a perfect blend of luxurious living and incredible income potential through Airbnb or as an in-law suite. The main house boasts spectacular water views from the living room and primary bedroom, enhanced by modern upgrades including windows, bathrooms, and cedar shake siding. Cozy electric baseboard heating and a wood-burning fireplace ensure year-round comfort, while elegant finishes such as new quartz countertops, cabinets and appliances (2020), custom finished wood floors, and stylish lighting create a bright elevated atmosphere. With three bedrooms and two bathrooms, this home is ideal for family living. The guest house includes a brand-new kitchen, living area with wood stove, beautiful bathroom with walk-in shower, dual sinks and gorgeous flooring. The spacious bedroom has vaulted ceilings and vintage beams, offering a sophisticated vibe. Both buildings have metal roofs, 200-amp service and fiber optic internet access, making remote work seamless while you enjoy stunning water views. Nestled on 1.1 acres, the property provides ample outdoor space with deeded access to a beach just minutes away: perfect for kayaking or paddleboarding.



The low-maintenance garden features fruit trees, perennials and shrubs, ample space for growing vegetables, and storage/garden sheds. Enjoy this turnkey property with a perfect balance of privacy and convenience, only 20 minutes from local stores, restaurants, and the hospital in Shelburne. Whether you're seeking a dream home, an income-generating opportunity, or both, this oceanfront gem is a rare find. Don't miss this unique chance. Schedule a viewing today and let this enchanting property captivate you!
(229547552)

Built in 1995

Essential Information

MLS® #	202415895
Price	\$682,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,456
Acres	1.10
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 17th, 2024

Community Information

Address	136 Fort Road
Area	South Shore
District	407-Shelburne County
Sub-District	G1
City	Gunning Cove
County	Shelburne
Province	NS
Postal Code	B0T 1W0

Amenities

Utilities	Electric, Electricity Connected
Parking	Concrete, Parking Spaces(s)
View	Bay, Ocean
Is Waterfront	Yes
Waterfront	Waterfront, Ocean Front, Access: Bay, Ocean Access

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dryer, Washer, Refrigerator, Water Purifier, Water Softener
Heating	Baseboard, Fireplace(s), Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove, Fireplace(s), Wood Burning
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior Features	Barbecue
Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Metal
Construction	Shingle Siding
Foundation	Block

School Information

Elementary	Hillcrest Academy
High	Shelburne Regional High School

Additional Information

Zoning	Res
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Listing Details

Listing Office	Royal Lepage Atlantic (Mahone Bay)
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