

\$479,900 - 2 Murray Road, Eastern Passage

MLS® #202416221

\$479,900

3 Bedroom, 1.50 Bathroom, 1,748 sqft

Residential on 0.16 Acres

11-B, Eastern Passage, NS

Welcome to 2 Murray Road, located on a cul de sac in picturesque Eastern Passage and within walking distance to schools and services. Landscaped using permaculture principals, a large work shop, custom wood shed, a greenhouse as well as many perennial food plants and flood prevention structures are installed in the back yard, ensuring the lower level of the house stays safe from flooding. The extra insulation and all new windows and doors insure the home stays cool in the summer and warm in the winter without using extra electricity. The roof, re-shingled in 2010, sports fall arrest anchor points for use in home maintenance. Hardwood, tile and laminate grace the floors of this 3 bed 2 bath home with an independently locking patio door, leading to a large deck. The lower floor boasts a huge family room with a functional wood stove which will heat the entire house. 10 years of heating records are available. Electric baseboard is the alternative heat source. The home is equipped with an air exchanger, central vac, washer, dryer and a new fridge, stove and hot water heater. The workshop is 12'x16' with a cement floor. It is both heated and insulated. Wired 220v 50amp service, it comes complete with an internal structure capable of supporting motorcycles hanging from the ceiling. With a dedicated plug for every tool you could ever need, from welder to radial arm saw, this space is limited only by your imagination. The 12'x12' woodshed (with loft) includes 2 cord of



well-seasoned hardwood. Custom built for maximum airflow (for wood drying) and protection from the elements.It rests on a cement pad and is built using a similar structure to the workshop.A 1000L rain water catchment system is installed on the back.The greenhouse is 10'x20' with a soil floor and a 12ml woven poly covering. Grow directly in the soil or using aquaponics from the rain water catchment system.What this property lacks in flash,it more than makes up for in function.Move in ready,easy to customize.All it's missing is you

Built in 1985

Essential Information

MLS® #	202416221
Price	\$479,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,748
Acres	0.16
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 26th, 2024

Community Information

Address	2 Murray Road
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 1S3

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Gravel

Interior

Interior Features	High Speed Internet
Appliances	Central Vacuum, Range, Dryer, Washer, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Stories	Split Entry
Has Basement	Yes
Basement	Partial

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Brick
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	R-2 - RESIDENTIAL MEDIUM DENISTY
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Listing Details

Listing Office	RE/MAX Nova (Halifax)
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