

\$1,375,000 - 2245 Shore Road, Eastern Passage

MLS® #202417167

\$1,375,000

5 Bedroom, 4.00 Bathroom, 3,528 sqft

Residential on 1.49 Acres

11-B, Eastern Passage, NS

Quality craftsmanship meets coastal charm - welcome to 2245 Shore Road in the seaside community of Eastern Passage! Discover the essence of coastal elegance with this exceptional oceanfront property, gracefully situated on a double lot with 150 feet of magnificent Atlantic Ocean frontage! This open concept bungalow-style home features 3 bedrooms and 2 baths, complemented by an attached secondary suite with an additional 2 bedrooms and 2 baths—perfect for extended family, rental opportunities, or an Airbnb retreat. As you open the front door, you are immediately welcomed by stunning ocean views that continue throughout the home. Excellent craftsmanship and a thoughtfully designed layout add to the home's charm and functionality, with the potential to be made fully accessible. Meticulously maintained, this home features efficient propane-fueled in-floor heating, and a grand 74-foot deck, ideal for both relaxation and entertaining. From this vantage point, you can listen to the soothing sounds of the waves and watch cruise ships sail into Halifax Harbour. The property's allure is further enhanced by a generous concrete driveway and beautifully landscaped, low-maintenance grounds, ensuring both convenience and aesthetic appeal. Amenities and the quaint village of Fisherman's Cove are just minutes away as is Hartlen Point Golf Course and the Shearwater Flyer Trail - perfect for bikers and hikers! *Double OCEANFRONT lot, income potential,



accessibility potential, exceptionally well-maintained home in a wonderful community - this home is a must see! Call today to book your private viewing.

Built in 1997

Essential Information

MLS® #	202417167
Price	\$1,375,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,528
Acres	1.49
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 3rd, 2024

Community Information

Address	2245 Shore 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 1H6

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Heated Garage, Wired, Block, Concrete
# of Garages	2
Is Waterfront	Yes

Waterfront	Ocean Front, Ocean Access
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Interior

Interior Features	Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Fireplace(s), Furnace, Hot Water, In Floor
Fireplace	Yes
Fireplaces	Electric
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	R-1
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Listing Details

Listing Office	East Coast Realty Ltd.
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