

# \$270,000 - 5365 Highway 3, Lower Shag Harbour

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MLS® #202417580

**\$270,000**

2 Bedroom, 1.00 Bathroom, 1,723 sqft

Residential on 1.38 Acres

G2, Lower Shag Harbour, NS

Welcome to 5365 Lower Shag Harbour! This adorable property is sure to catch your eye with its neat landscaping and beautiful frontage along the bay. The outside space offers not only a spectacular view but potential for boating activities, gardening, two sheds, a campfire area nestled at the back of the property and a large, private deck for year round enjoyment. Inside this cozy bungalow is a welcoming foyer with closet space, an open kitchen and dining and a spacious livingroom for the whole family to gather. Situated in the wrap around hallway are two bedrooms, a separate laundry room and a large bathroom with double vanity sinks and a water jet tub. Accessible both inside and out is a partially finished basement that offers additional living space featuring a large rec room that can be utilized in many ways and an additional room that could be used as an office, bedroom or craft room. Recently upgraded is the hot water tank and water pump. This home is located close to an elementary school and just 8 minutes to the amenities of Barrington Passage. If you are searching for peaceful oceanside living with space to accommodate your family, this property could be just what you are looking for.



Built in 1956

## Essential Information

MLS® #

202417580

|                |                         |
|----------------|-------------------------|
| Price          | \$270,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,723                   |
| Acres          | 1.38                    |
| Year Built     | 1956                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | January 31st, 2025      |

### Community Information

|              |                      |
|--------------|----------------------|
| Address      | 5365 Highway 3       |
| Area         | South Shore          |
| District     | 407-Shelburne County |
| Sub-District | G2                   |
| City         | Lower Shag Harbour   |
| County       | Shelburne            |
| Province     | NS                   |
| Postal Code  | B0W 3B0              |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2                                                                 |
| Parking        | No Garage, Double, Gravel                                         |
| View           | Bay, Ocean                                                        |
| Is Waterfront  | Yes                                                               |
| Waterfront     | Ocean Front, Access: Bay, Ocean Access                            |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | High Speed Internet                                     |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Freezer, Refrigerator |
| Heating           | Baseboard, Ductless                                     |
| Has Basement      | Yes                                                     |
| Basement          | Full, Partially Finished, Walk-Out Access               |

### Exterior

|                 |                                                                       |
|-----------------|-----------------------------------------------------------------------|
| Lot Description | 1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Level, Wooded |
| Roof            | Asphalt                                                               |
| Construction    | Shingle Siding                                                        |
| Foundation      | Concrete Perimeter                                                    |

**School Information**

|            |                                              |
|------------|----------------------------------------------|
| Elementary | Evelyn Richardson Memorial Elementary School |
| High       | Barrington Municipal High School             |

**Additional Information**

|        |     |
|--------|-----|
| Zoning | Res |
|--------|-----|

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Banner Real Estate |
|----------------|---------------------------|

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