

\$645,000 - 12004 Shore Road E, Cottage Cove

MLS® #202417844

\$645,000

5 Bedroom, 3.00 Bathroom, 2,846 sqft
Residential on 2.52 Acres

V3, Cottage Cove, NS

Looking for an extra dose of WOW factor!? This stunning oceanside three level home is the perfect combination of location, space, and style! Sitting on a 2.5-acre lot in the desirable hamlet known as Cottage Cove, the stunning sunsets and the unmatched views of the world-famous bay of Fundy makes this a popular destination for travelers and locals alike. Inside, you will find a renovated open concept layout that is flooded with natural light. You can watch the fishing boats pass by while entertaining in the spacious living & dining room. Leading to the side deck, ready for summer barbeques or enjoying a glass of wine while taking in the sunset. Chefsâ€™ kitchen with state-of-the-art appliances, butcher block countertop, and vaulted ceilings with several skylights. The main floor family room is a cozy spot to relax with its wood burning stove. There is plenty of space for large families or visitors with a total of 5 bedrooms and three full bathrooms (one on each level). Letâ€™s talk systems! This property has a ducted heat pump for even comfort throughout, along with an automatic top of the line propane generator that will run the entire house during power outages. 1.5GB high speed Fibre - Op is available here, and the home is wired for Cat7 ethernet with oodles of smart home and security features; you can easily manage or check the property from anywhere in the world! Exterior painting and brand-new roof shingles were just completed this summer, you can move in and enjoy your new space right away.



Heading back outside, you will find a detached 1.5 storey bunkie with huge potential for rental income, several fruit trees, and the most adorable little outdoor office that is fully wired with views of the bay! Picture perfect scenery, a relaxed lifestyle with friendly locals, and a variety of wineries and historical attractions are just a few of the reasons many choose to reside in the Annapolis Valley. Ready to make a change? Nova Scotia is calling you HOME!

Built in 1989

Essential Information

MLS® #	202417844
Price	\$645,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,846
Acres	2.52
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	February 28th, 2025

Community Information

Address	12004 Shore Road E
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Cottage Cove
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	No Garage, Double, Gravel
View	Bay, Harbour, Ocean

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Washer, Microwave, Refrigerator
Heating	Baseboard, Forced Air, Furnace, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	3
Stories	Three Or More
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped
Roof	Asphalt, Fiberglass
Construction	Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	R1
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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