

# \$299,000 - 3585 Highway 3, Barrington Passage

MLS® #202418643

## \$299,000

3 Bedroom, 1.50 Bathroom, 1,178 sqft  
Residential on 1.11 Acres

G2, Barrington Passage, NS

This one will tick most of your boxes. It is a 26 year old 3 bedroom 2 full bath Kent Home with an attached garage and views of the ocean from the home.. The property borders the trail that runs along the waterfront. It is located in the heart of Barrington Passage within walking distance to all amenities. There is a full basement. The ceilings are high and could be additional living space and there is access from inside the home and a walkout. You can make your own paradise or put another dwelling for income property. It's on Municipal sewer and has a landscaped front lawn and driveway that offers different parking places to allow for easier access. The 24 x 20 attached garage is heated and wired. The home has been very well maintained and ready for the new buyer to put their personal touches on it to make it their own. You will feel like you are living on vacation in this ideal location.



Built in 1998

## Essential Information

MLS® #	202418643
Price	\$299,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,178
Acres	1.11

Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	March 13th, 2025

### **Community Information**

Address	3585 Highway 3
Area	South Shore
District	407-Shelburne County
Sub-District	G2
City	Barrington Passage
County	Shelburne
Province	NS
Postal Code	B0W 1G0

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, 1.5, Heated Garage, Wired, Concrete, Double, Gravel
# of Garages	2
View	Bay, Harbour, Ocean
Waterfront	Access: Bay, Access: Harbour, Ocean Access

### **Interior**

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Dryer, Washer, Refrigerator, Water Softener
Heating	Baseboard
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

### **Exterior**

Lot Description	1 to 2.99 Acres, Hardwood Bush, Landscaped, Softwood Bush
Roof	Asphalt, Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

## **Additional Information**

Zoning                      Res

## **Listing Details**

Listing Office              EXIT Realty Inter Lake (Barrington Passage)

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