

\$485,000 - 54 Sailors Trail, Eastern Passage

MLS® #202419190

\$485,000

2 Bedroom, 2.50 Bathroom, 1,524 sqft

Residential on 0.07 Acres

11-B, Eastern Passage, NS

Nestled in the charming Village at Fisherman's Cove, 54 Sailors Trail is a hidden gem waiting for you to discover! Meticulously maintained home is one to see in person! The kitchen is a delight with its cathedral ceilings, elegant granite countertops, pantry, and a dining area that opens onto a private backyard patio that you will be sure to enjoy! The top floor's open concept is bathed in natural light, highlighting the rich hardwood floors and a heat pump, for both A/C in the summer and heat in the winter. Top floor is complete with a generously sized primary bedroom is a serene retreat, complete with a four-piece ensuite and a spacious walk-in closet. Downstairs, a cozy den with patio doors leads to a private back deck, accompanied by a spare bedroom, a full bathroom, and a charming study. A single-car garage provides convenient storage and keeps your vehicle sheltered from the snow. If you're new to condo life at Fisherman's Cove, here's what you need to know: a \$400 monthly fee covers water, lawn maintenance, snow removal right to your door, and all exterior upkeep, including the roof, siding, upper deck, and windows and building insurance. You'll also enjoy access to the clubhouse, guest suite, and an inviting in-ground pool! Location is everything—just steps away from MacCormack's Beach Provincial Park and the shops at Fisherman's Cove. Hartlen Point Golf Course is minutes away, along with schools and grocery stores. Embrace the charm of



oceanside, maintenance-free living today!

Built in 2003

Essential Information

MLS® #	202419190
Price	\$485,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,524
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	October 9th, 2024

Community Information

Address	54 Sailors Trail
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 0A1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Heated Garage, Wired, Driveway, Paved
# of Garages	1
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Ductless
# of Stories	2
Stories	2 Storey
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	3 to 9.99 Acres, Cleared
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	condo
HOA Fees	400
HOA Fees Freq.	Monthly

Listing Details

Listing Office	RE/MAX Nova (Halifax)
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