

\$265,000 - 2523 Highway 1, Grosses Coques

MLS® #202419579

\$265,000

2 Bedroom, 1.00 Bathroom, 901 sqft

Residential on 0.74 Acres

V4, Grosses Coques, NS

Discover the perfect blend of modern living and convenience at 2325 Highway 1, Grosses Coques. This fully renovated, two-bedroom home is move-in ready and offers long-lasting quality. Whether you're seeking a stylish residence or a prime rental opportunity, this property is designed to meet your needs for years to come. With breathtaking ocean views and just a short walk to the beach, this property offers the best of coastal living. Over the past seven years, this home has undergone a complete renovation such as a new water tank, electric water heater, and more. During the last four years, more upgrades include a new asphalt roof, septic tank, and field bed. The interior boasts a fully updated kitchen and bathroom, fresh paint, new flooring, and new appliances. Additionally, the property features newly built 12' x 12' shed. As you step into this home, you'll be greeted by a welcoming foyer equipped with ample closet space, offering easy access to both the main floor and basement. The spacious kitchen, perfect for hosting dinner guests, flows seamlessly into the living room, which features an open wall that allows for easy conversation between the two spaces. Further down the hallway you'll find the laundry appliances conveniently located in the full bath. The hallway also leads to the primary bedroom and a spare bedroom. Descending into the basement, you'll discover a cozy sitting area by the wood stove, perfect for relaxing around the fire. This fully open,



undeveloped space also offers ample room for storing household or outdoor items. Additionally, the basement provides enough space for a workshop, making it both functional and versatile. Nestled in the heart of the charming Acadian village of Clare, this property offers convenient access to essential amenities, including gas stations, pharmacies, schools, grocery stores, and more. Seize this opportunity to create your perfect getaway, forever home, or AirBnB. Schedule a viewing today!

Built in 1964

Essential Information

MLS® #	202419579
Price	\$265,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	901
Acres	0.74
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	February 5th, 2025

Community Information

Address	2523 Highway 1
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Grosses Coques
County	Digby
Province	NS
Postal Code	B0W 1M0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
View	Bay, Ocean

Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	General
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Listing Details

Listing Office	RE/MAX Banner Real Estate(Meteghan River)
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