

# \$289,000 - 852 Shore Road, Churchover

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MLS® #202426534

**\$289,000**

2 Bedroom, 1.50 Bathroom, 1,256 sqft

Residential on 0.84 Acres

F3, Churchover, NS

Oceanview home for sale!! The home is on an elevated lot that is over 3/4 of an acre in size in the community of Churchover, the lot is nicely landscaped, and has fabulous views of Shelburne Harbour!! The home is just over 1200 sqft. and has a low maintenance exterior.

The interior of the home is well laid out with a mudroom entrance that leads to the large kitchen with tons of storage and great views, there is a large pass through to the open concept dining/living room which is bright and sunny and has access to the front deck. There is an air tight woodstove which can keep the whole house warm on those chilly winter days. A large den and a bedroom and a well appointed 4pc bath completes this section of the home. Down a corridor off the living room is the primary bedroom which has an ensuite 2pc bath. It would be possible to turn the den into a third bedroom. The basement, which has inside and exterior access is unfinished and currently provides abundant storage. There is a large 2 car garage that is wired and the driveway is paved. There is Bell Fiberop at the house. It is only a 10 minute drive to the Historic Town of Shelburne and all amenities. Check out the online Matterport tour.



## Essential Information

MLS® # 202426534

Price \$289,000

Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,256
Acres	0.84
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	March 31st, 2025

### Community Information

Address	852 Shore Road
Area	South Shore
District	407-Shelburne County
Sub-District	F3
City	Churchover
County	Shelburne
Province	NS
Postal Code	B0T 1W0

### Amenities

Utilities	Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Wired, Paved
# of Garages	2
View	Harbour, Ocean

### Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Refrigerator
Heating	Forced Air, Furnace
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

### Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Aluminum Siding, Vinyl Siding
Foundation	Concrete Perimeter

**School Information**

Elementary	Hillcrest Academy
Middle	Shelburne Regional High School
High	Shelburne Regional High School

**Additional Information**

Zoning	res
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**Listing Details**

Listing Office	Keller Williams Select Realty (Shelburne)
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