

\$499,900 - 159 Brass Hill Road, Brass Hill

MLS® #202426742

\$499,900

3 Bedroom, 2.50 Bathroom, 1,826 sqft

Residential on 4.03 Acres

G2, Brass Hill, NS

Nestled away in the coveted Brass Hill area, this custom home sits gracefully on 4 acres of sprawling land, offering a sanctuary by the ocean. As you step inside, the main level unveils an inviting open-concept kitchen, where the heart of the home resides. With its generous storage, centre island, and a bar-style countertop seamlessly merging into the dining area, it sets the stage for countless family gatherings and culinary adventures. Adjacent to the kitchen, the living room beckons with a large, sun-drenched window framing beautiful ocean view beyond. Convenience meets functionality with a well-appointed laundry room and a half bath, ensuring effortless living. In-floor heating wraps both levels, enveloping the home in warmth and comfort throughout the seasons. The upper level unfolds into a haven of rest and relaxation, boasting 3 cozy bedrooms and 2 luxurious bathrooms. The primary bedroom offers more than just a room but an experience. From its panoramic ocean vistas to the indulgent soaker tub and fully tiled walk-in shower, every detail exudes serenity. A newly installed heat pump keeps you comfortable year round. Step outside onto the expansive covered deck, where the boundaries between indoor and outdoor living blur effortlessly. Whether it's a summer barbecue with friends or a quiet morning coffee with the sound of waves as your soundtrack, this space invites you to savor life's simple pleasures. For the enthusiasts of



tinkering and creating, the two-story garage stands ready to fulfill dreams. While downstairs houses your vehicles with ease, upstairs transforms into a fully finished man cave, a retreat for hobbies and relaxation. With over 280 feet of oceanfront, spend your days exploring the shoreline. Truly, it's a must-see haven for those seeking solace and splendor by the sea.

Built in 2005

Essential Information

MLS® #	202426742
Price	\$499,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,826
Acres	4.03
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 10th, 2025

Community Information

Address	159 Brass Hill Road
Area	South Shore
District	407-Shelburne County
Sub-District	G2
City	Brass Hill
County	Shelburne
Province	NS
Postal Code	B0W 1E0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	Detached, Double, Heated Garage, Wired, Gravel, Multiple Driveways
# of Garages	2
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Washer/Dryer, Refrigerator, Water Purifier, Water Softener
Heating	Furnace, Ductless, In Floor, Radiant
# of Stories	2
Stories	2 Storey
Basement	None

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Hardwood Bush, Partial Landscaped, Sloping/Terraced, Softwood Bush
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Slab

School Information

Elementary	Forest Ridge Academy
High	Barrington Municipal High School

Additional Information

Zoning	Res
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Listing Details

Listing Office	Royal LePage Atlantic (Mahone Bay)
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