

\$239,000 - 58 Sunrise Drive, Tennecape

MLS® #202426930

\$239,000

3 Bedroom, 1.50 Bathroom, 568 sqft

Residential on 1.20 Acres

105-C, Tennecape, NS

Fantastic opportunity for a handy man!
Oceanfront 4-season cottage on the Bay of Fundy - home of the highest tides in the world! Welcome to your new private getaway spot at 58 Sunrise Drive, Tennecape. A short stroll will take you to the beach at Warf Road where you can walk for miles at low tide and experience the wonders of the red cliffs of the Minas Basin. Burntcoat Head Provincial Park is just minutes away and is the exact location of where the high and low tides of the Bay of Fundy can be experienced best. This 42 year old 3 bedroom cottage has hardwood floors, cathedral ceilings, steel roof, walk-out basement, primary bedroom deck and wood stove. The tongue & groove, open concept interior provides character and charm. The back deck was built in 2011 and is the perfect family BBQ spot, offering stunning views of the cliffs and ocean where you can see for miles. With a 1.2 acre private lot and 185 feet of direct oceanfront, you will be counting the days until you can escape to this sanctuary. You can watch the sun rise over Cobequid Bay as you sip your morning coffee! (It's called Sunrise Drive for a reason!). This 4-season cottage is being sold "as is where is" because of the age of the septic system (still works well though), location of well (there is a drilled well next to the house that is not hooked up and the dug well it is currently using is located across the road) and the condition of foundation (western wall is bowed and will need repair). Every dollar you invest in this



property will add value and build equity. There is a 9.5 acre ocean view vacant lot across the road owned by the same family; also for sale. Here is your opportunity to create a seaside homestead or tourist business! Be sure to watch Virtual Tour "walkabout"!

Built in 1982

Essential Information

MLS® #	202426930
Price	\$239,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	568
Acres	1.20
Year Built	1982
Type	Residential
Sub-Type	Cottage / Rec. Properties
Status	Closed
Date Sold	December 16th, 2024

Community Information

Address	58 Sunrise Drive
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-C
City	Tennecape
County	Hants
Province	NS
Postal Code	B0N 2R0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
View	Bay, Harbour, Ocean
Is Waterfront	Yes

Waterfront	Waterfront, Harbour, Ocean Front, Access: Bay, Access: Harbour, Ocean Access
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Interior

Interior Features	High Speed Internet
Appliances	Stove, Microwave, Refrigerator
Heating	Forced Air, Furnace, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Level, Softwood Bush
Roof	Metal
Construction	Vinyl Siding
Foundation	Block

Additional Information

Zoning	RU-2
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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