

\$599,900 - 8491 St Margarets Bay Road, Black Point

MLS® #202505117

\$599,900

2 Bedroom, 2.00 Bathroom, 1,166 sqft

Residential on 1.00 Acres

40-D, Black Point, NS

Sale included both Parcels. Nestled on a private, one-acre oasis with breathtaking ocean views and located in the J.D. Shatford Memorial Trust area, 8491 St. Margarets Bay Road offers a rare opportunity to enjoy coastal serenity in a well-maintained, single-level home. Designed for both comfort and practicality, this inviting residence features a spacious open-concept layout, warm in-floor radiant heat, and a double attached heated garage. The bright and airy living room, enhanced by a heat pump, flows seamlessly into the dining area—ideal for both intimate meals and lively gatherings. The large kitchen provides ample cabinetry and generous counter space, making meal prep effortless. Thoughtfully designed, the home's layout places the spacious primary suite at the rear, complete with his-and-hers closets and a private four-piece ensuite. A second well-sized bedroom and a full four-piece main bath add flexibility for guests, family, or a home office. Conveniently located off the kitchen, the garage offers easy access for unloading groceries or staying warm during colder months. Outside, the expansive 30' x 8' front deck invites you to soak in the stunning ocean views with your morning coffee, while the rear deck offers additional space for entertaining or unwinding in your private backyard. Two storage sheds provide ample space for tools and outdoor equipment, and with a brand-new boiler, this home is move-in ready with endless potential to



personalize. Prior to closing, the one-acre parcel will be subdivided from a larger parcel according to the subdivision plan (available on request), ensuring a smooth transition for the new owner. Located just minutes from charming coastal communities, scenic trails, and the conveniences of St. Margarets Bay, this is your chance to embrace easy country living. Book your private showing today!

Built in 2008

Essential Information

MLS® #	202505117
Price	\$599,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,166
Acres	1.00
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 13th, 2025

Community Information

Address	8491 St Margarets Bay Road
Area	Halifax - Dartmouth
District	40-Timberlea, Prospect, St. Margaret's Bay
Sub-District	40-D
City	Black Point
County	Halifax
Province	NS
Postal Code	B0J 1B0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2

Parking	Attached, Double, Heated Garage, Gravel
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Hot Water, In Floor, Radiant
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

School Information

Elementary	Shatford Memorial Elementary School
Middle	Five Bridges Junior High School
High	Bay View High School

Additional Information

Zoning	MU-1
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Listing Details

Listing Office	Century 21 Optimum Realty
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