

# \$789,900 - 40 & 50 West Dover Road, West Dover

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MLS® #202507637

## \$789,900

3 Bedroom, 1.50 Bathroom, 1,900 sqft  
Residential on 2.16 Acres

40-B, West Dover, NS

Welcome to 40 West Dover Road, West Dover. This stunning waterfront property offers nearly 500 feet of shoreline and includes a second home on its own PID—a perfect bonus space for a hobby studio, income property, or creative renovation project. The backyard is a private haven with a mix of hardwood and softwood trees, ideal for gardening, play, or relaxing on the deck with morning coffee and serene water views. Inside, the home has been meticulously maintained. The spacious family room includes built-in cabinetry, a heat pump, and walkout access to the backyard. The large kitchen offers abundant counterspace, cabinetry, and a charming bay window dining nook overlooking the water—plus a cozy wood stove for those chilly nights. Just off the kitchen is a generous office or hobby room with its own access to the back deck. The main level also features a formal dining room, an additional living room with original character, laundry, and a powder room. Upstairs are three oversized bedrooms and a large bathroom with a corner jet tub and great storage. The attached double garage offers two large bays, extra storage, and a wood stove—perfect for vehicles, hobbies, or workshop use. On the water side, you'll find a couple of outbuildings and the “White House” #50 West Dover, is included in the sale and full of potential, though it requires renovations. (“as is, where is”) Only 29 minutes to Tantallon, 5 minutes to iconic Peggy’s Cove, and an hour to the airport, this



nature-rich location offers hiking, boating, and fishing at your fingertips. A rare and flexible opportunity in an incredible coastal setting.

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202507637               |
| Price          | \$789,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.50                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,900                   |
| Acres          | 2.16                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | June 6th, 2025          |

## Community Information

|              |  |
|--------------|--|
| Address      | 40 & 50 West Dover Road                    |
| Area         | Halifax - Dartmouth                        |
| District     | 40-Timberlea, Prospect, St. Margaret's Bay |
| Sub-District | 40-B                                       |
| City         | West Dover                                 |
| County       | Halifax                                    |
| Province     | NS   |
| Postal Code  | B3Z 3S7                                    |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected                    |
| Parking Spaces | 2  |
| Parking        | Attached, Double, Heated Garage, Wired, Multiple Driveways, Parking Spaces(s), Paved |
| # of Garages   | 2  |
| View           | Ocean  |
| Is Waterfront  | Yes  |
| Waterfront     | Ocean Front, Ocean Access  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ensuite Bath, High Speed Internet              |
| Appliances        | Stove, Dishwasher, Dryer, Washer, Refrigerator |
| Heating           | Baseboard, Fireplace(s), Ductless              |
| Cooling           | Ductless                                       |
| Fireplace         | Yes  |
| Fireplaces        | Wood Burning Stove                             |
| # of Stories      | 2  |
| Stories           | Two  |
| Has Basement      | Yes  |
| Basement          | Unfinished, Other                              |

## Exterior

|                 |   |
|-----------------|---|
| Lot Description | 1 to 2.99 Acres, Hardwood Bush, Landscaped, Partial Landscaped, Softwood Bush |
| Roof            | Asphalt   |
| Construction    | Brick, Vinyl Siding   |
| Foundation      | Concrete Perimeter  |

## School Information

|            |                                     |
|------------|-------------------------------------|
| Elementary | St Margaret's Bay Elementary School |
| Middle     | Five Bridges Junior High School     |
| High       | Bay View High School                |

## Additional Information

|        |    |
|--------|----|
| Zoning | A2 |
|--------|----|

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Keller Williams Select Realty |
|----------------|-------------------------------|

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Listing information last updated on October 15th, 2025 at 4:47am ADT