

\$699,900 - 11665 Shore Road, Mount Hanley

MLS® #202507956

\$699,900

3 Bedroom, 2.00 Bathroom, 1,810 sqft

Residential on 1.26 Acres

V3, Mount Hanley, NS

Are you ready to live the Nova Scotia dream? This private oceanfront home offers some of the most stunning views and sunsets youâ€™ve ever seen! Perfectly positioned on a 1.3-acre lot, gorgeous perennial gardens and a buffer of forest surround the property. Smell the salt air and fragrant blooms as you stroll along the well manicured lawn overlooking the world-famous Bay of Fundy. Children will want to plan a sleepover and artists will feel inspired with the cute detached bunkie! This well-designed bungalow gives you the perfect balance of space, personality, and a pleasing layout with plenty of natural light. No need for window treatments, nature and lovely views are your only neighbour! Tongue and groove vaulted ceilings adorn the expansive great room, a natural gathering spot for joyous family functions, or cozy evenings next to the ornate propane fireplace with custom wood mantle. Patio doors leading to the covered deck, and elevated views of the ocean makes this a special space to entertain or bask in the solitude. Equally impressive and professionally renovated, the kitchen has so much to offer with an abundance of granite countertops, refinished cabinetry, and the real showstopper, a butcher block island crafted in Cape Breton! Two good size guest rooms share the 4pc bath, and a primary retreat with a spa-like ensuite is sure to have you feeling at ease with its deep soaker tub and glass/tile shower. The practical mudroom and spacious attached garage are another added bonus,



paired with comfortable in-floor heating throughout, a brand-new Mitsubishi heat pump, and wired for generator completing this attractive package! See for yourself what all the hype is about, peaceful seaside living awaits!

Built in 2008

Essential Information

MLS® #	202507956
Price	\$699,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,810
Acres	1.26
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 28th, 2025

Community Information

Address	11665 Shore Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Mount Hanley
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Propane, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Wired, Gravel
# of Garages	2

View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Fireplace(s), Ductless, In Floor, Radiant
Fireplace	Yes
Fireplaces	Propane
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Sloping/Terraced, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Slab

Additional Information

Zoning	R1
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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