

\$515,000 - 92 Kelly Drive, Fox Point

MLS® #202507991

\$515,000

2 Bedroom, 2.00 Bathroom, 1,082 sqft

Residential on 0.66 Acres

A2, Fox Point, NS

Tucked away on a quiet lane just minutes from Hubbards, this unique and cozy four-season home is full of charm and natural light. Set on just under two-thirds of an acre, the property feels peaceful and private, with a backyard that's landscaped with perennials and flowering gardens and protected by tall oaks, maples, and poplars. When the breeze blows through the trees, it's easy to forget how close you are to the hustle and bustle of Hubbards. The home itself has a cottage-style feel with warm wood finishes, exposed beams, and multiple cozy nooks to relax in, offering an efficient and welcoming space that flows easily from one room to the next. An inviting living room features a Vermont Castings wood stove and brick mantle, and the new kitchen is modern and functional with a butcher block L-counter and a Kohler farm sink. From here, a sliding glass door opens to the large hemlock deck that overlooks the backyard—perfect for morning coffee or evening chats by the fire-pit. The private primary suite has traditional hardwood floors with square nail heads and its own 4-piece bath with a skylit clawfoot tub for stargazing, and a back deck. The home has had many thoughtful upgrades over the years. Upgrades include a lifetime metal roof (2018), many exterior shingles and windows being replaced, a 2022 Fujitsu heat pump, and the ground floor being rebuilt and re-insulated along with upgraded electrical and plumbing. Outside, a barn-style garage has an engineered slab and an upper loft with



potential to be an artist's studio or extra guest space. This is a nature lover's spot through and through”Enjoy the peaceful rustle of trees in your own private oasis and the many seasonal birds that return each year. There are numerous trails and three sandy beaches within walking distance. Located in the Shatford Trust area, the property is 35 minutes from Halifax on the newly twinned highway and close to shops, cafes, and the popular Saturday farmer’s market in Hubbards.

Built in 1995

Essential Information

MLS® #	202507991
Price	\$515,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,082
Acres	0.66
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 25th, 2025

Community Information

Address	92 Kelly Drive
Area	South Shore
District	405-Lunenburg County
Sub-District	A2
City	Fox Point
County	Lunenburg
Province	NS
Postal Code	B0J 1T0

Amenities

Utilities	Electric, Propane, Electricity Connected
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Parking Spaces	1
Parking	Detached, Single, Wired, Circular Driveway, Gravel, Parking Spaces(s)
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer/Dryer, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove, Propane
# of Stories	1
Stories	One and One Half
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	0.5 to 0.99 Acres, Partially Cleared, Landscaped
Roof	Asphalt, Metal
Construction	Shingle Siding, Wood Siding
Foundation	Pillar/Post/Pier, Slab

School Information

Elementary	Aspotogan Consolidated Elementary School
Middle	Chester Area Middle School
High	Forest Heights Community School

Additional Information

Zoning	SR2
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Listing Details

Listing Office	Engel & Volkers (Chester)
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