

# \$365,000 - 567 Highway 1, Comeauville

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MLS® #202508950

**\$365,000**

2 Bedroom, 1.00 Bathroom, 1,939 sqft

Residential on 3.00 Acres

V4, Comeauville, NS

Welcome to this beautifully maintained two-bedroom home nestled in a quiet coastal village in Nova Scotia. From the moment you step into the spacious front entry, it's clear this is a home built with care, attention to detail, and a strong focus on quality. The thoughtful layout includes a convenient laundry area that leads into a bright, sun-filled room overlooking St Mary's Bay offering the perfect spot to relax and take in the stunning ocean views and sunsets. The kitchen flows seamlessly into the living room, creating an ideal space for entertaining or everyday comfort. A four-piece bath and two well-appointed bedrooms complete the main level. Downstairs, the partially developed basement features a generous bonus room with great potential as a home office or den. Outside, you'll find an attached one-car garage, a large (24x33) shed, and a smaller (10x15) shed and sidewalks that connect you to the heart of this charming, coastal neighborhood. Recently painted and extremely well maintained, this home stands out for its solid construction and timeless design just minutes from local amenities and the shore.



Built in 1961

## Essential Information

MLS® # 202508950

Price \$365,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,939
Acres	3.00
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 30th, 2025

### Community Information

Address	567 Highway 1
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Comeauville
County	Digby
Province	NS
Postal Code	B0W 2Z0

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Circular Driveway, Gravel
# of Garages	1
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

### Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	None
Heating	Hot Water
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

**Exterior**

Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

**School Information**

Elementary	Weymouth Consolidated School
Middle	St. Mary'S Bay Academy
High	St. Mary'S Bay Academy

**Additional Information**

Zoning	General
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**Listing Details**

Listing Office	Engel & Volkers (Yarmouth)
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