

\$225,000 - 2372 Highway 1, Grosses Coques

MLS® #202509339

\$225,000

4 Bedroom, 1.50 Bathroom, 900 sqft

Residential on 1.12 Acres

V4, Grosses Coques, NS

This sweet, solid and move in ready house will check off many boxes for buyers looking for a low maintenance, inviting and cozy feeling home! Situated very close to St Mary's Bay, you can enjoy many of its gorgeous sunsets from your porch and beachcombing along nearby tidal beaches! The home features four bedrooms, two up and two down, along with a full bath with rain shower on the main level, and a recently added adorable half bath on the second level, for no more running down the stairs through the night! The house has had a recent refresh with some room changes to make better use of the space, fresh painted cupboards and walls, and vinyl plank floors in a number of rooms. Lots of natural light flows in, and with the options to heat with heat pumps, or a wood/oil hot water system, your utility bills should look good for this well thought out 900 Square feet of living space! The basement is a poured cement foundation that has been insulated, and currently has the the laundry downstairs, although it is possible for it to be easily routed back to up the main level where it once was. The mechanicals here are all in good condition, hot water tank 2022, well pump and tank 2017 and a new Selkirk Chimney 2023. There is ample yard for gardening and kids playing, with a single car garage and lots of room to grow. The added bonus here is that there is a separate lot included that could serve as a little investment should you choose to sell it perhaps as a small building lot, but still



have a generous yard of your own. There are numerous amenities and services in Weymouth just ten minutes away! Come view this tidy well kept home, and get ready to start enjoying summer exploring the St Mary’s Bay breathtaking coastline in beautiful Nova Scotia!

Essential Information

MLS® #	202509339
Price	\$225,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	900
Acres	1.12
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 10th, 2025

Community Information

Address	2372 Highway 1
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Grosses Coques
County	Digby
Province	NS
Postal Code	B0W 1M0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Wired, Multiple Driveways, Parking Spaces(s), Paved
# of Garages	1
View	Bay, Ocean

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer, Refrigerator, Water Purifier
Heating	Baseboard, Ductless, Hot Water, Radiator
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Insulated Concrete

School Information

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

Additional Information

Zoning	RES
--------	-----

Listing Details

Listing Office	ViewPoint Realty Services Inc.(Greenwood)
----------------	---

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 22nd, 2025 at 10:02am ADT