

# \$1,145,000 - 476 Mineville Road, Mineville

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MLS® #202512120

**\$1,145,000**

3 Bedroom, 2.00 Bathroom, 2,314 sqft

Residential on 1.05 Acres

31-A, Mineville, NS

Welcome to your private lakefront retreat, designed by Halifax architect Vincent van den Brink. As you arrive, a sense of calm envelops you, guiding you down the winding driveway. Step inside to polished concrete floors and in-floor heating that exudes warmth and sophistication. The heart of this home features the great room with chef's kitchen with large island and soaring ceilings with skylights and a cozy woodstove. A stunning wall of windows blends indoor and outdoor living. There are 3 bedrooms, the primary has a luxury ensuite, plus there is a private top floor Den. Step out onto the boardwalk, leading you from a unique indoor/outdoor room to the tranquil water's edge. This lot was chosen because it is level to the water, very private and quiet and the cove is not deep enough for speed boats but perfect for canoeing, kayaking and swimming. From the second-floor suite to the open concept living on the main level, you will fall in love. There is a newly built double garage and a large storage shed. Featured in Saltscapes magazine and the TV show "Home Shores". Savor the incredible sunrises and sunsets. Don't miss the opportunity to call this your home. An easy 20-minute commute into Dartmouth and Halifax.



Built in 2006

## Essential Information

MLS® #

202512120

|                |                         |
|----------------|-------------------------|
| Price          | \$1,145,000             |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,314                   |
| Acres          | 1.05                    |
| Year Built     | 2006                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Contemporary            |
| Status         | Closed                  |
| Date Sold      | August 18th, 2025       |

### Community Information

|              |                                          |
|--------------|------------------------------------------|
| Address      | 476 Mineville Road                       |
| Area         | Halifax - Dartmouth                      |
| District     | 31-Lawrencetown, Lake Echo, Porters Lake |
| Sub-District | 31-A                                     |
| City         | Mineville                                |
| County       | Halifax                                  |
| Province     | NS                                       |
| Postal Code  | B2Z 1J8                                  |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2                                                                 |
| Parking        | Detached, Double, Gravel                                          |
| # of Garages   | 2                                                                 |
| Is Waterfront  | Yes                                                               |
| Waterfront     | Lake                                                              |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet                                               |
| Appliances        | Electric Oven, Dishwasher, Dryer, Washer, Freezer, Refrigerator, Water Softener |
| Heating           | Furnace, In Floor, Radiant                                                      |
| Cooling           | Ductless                                                                        |
| Fireplace         | Yes                                                                             |
| Fireplaces        | Wood Burning Stove                                                              |

Basement                      None

**Exterior**

Lot Description            1 to 2.99 Acres, Partially Cleared, Landscaped, Wooded  
Roof                            Metal  
Construction              Shingle Siding, Wood Siding  
Foundation                Concrete Perimeter

**School Information**

Elementary                Bell Park Academic Centre  
Middle                      Graham Creighton Junior High School  
High                         Auburn Drive High School

**Additional Information**

Zoning                      R1

**Listing Details**

Listing Office              Engel & Volkers

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