

# \$575,000 - 11866 Shore Road, Cottage Cove

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MLS® #202512652

**\$575,000**

3 Bedroom, 1.50 Bathroom, 1,620 sqft

Residential on 0.82 Acres

V3, Cottage Cove, NS

Fantastic opportunity to own this 3-bedroom, 1.5-bath year-round home near the Bay of Fundy in Cottage Cove/Port George, where you can relax on the expansive decks or the private second-floor balcony and enjoy stunning ocean views and the mesmerizing ebb and flow of the world's highest tides. The main floor features an open-concept living and dining area—perfect for hosting guests—a cozy sitting room off the kitchen with a propane stove and access to a private rear deck, and a convenient 2-piece bath. Upstairs, you'll find a spacious primary bedroom with a generous closet and direct access to the balcony, ideal for morning coffee with a view, along with two additional good-sized bedrooms and a 4-piece bath with laundry. The property also includes a large wired Quonset-style garage and a charming detached bunkie for seasonal guests. Renovated in 2015 with all new wiring and plumbing, the home also features a built-in generator and was freshly painted in 2024. Lovingly maintained and located approximately 15 minutes from local amenities and the hospital, and under two hours west of Halifax, this home is the perfect blend of comfort, character, and coastal charm.



Built in 1987

## Essential Information

MLS® #

202512652

Price	\$575,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,620
Acres	0.82
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 3rd, 2025

### Community Information

Address	11866 Shore Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Cottage Cove
County	Annapolis
Province	NS
Postal Code	B0S 1P0

### Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Double, Wired, Gravel, Single
# of Garages	2
View	Bay, Ocean

### Interior

Interior Features	Central Vacuum, See Remarks, High Speed Internet
Appliances	Central Vacuum, Cooktop, Oven, Washer/Dryer, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Stories	One and One Half

Has Basement	Yes
Basement	Crawl Space

## Exterior

Exterior Features	Balcony
Lot Description	0.5 to 0.99 Acres, Partially Cleared, Landscaped, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

## School Information

Elementary	Lawrencetown Consolidated School
Middle	Bridgetown Regional Community School
High	Bridgetown Regional Community School

## Additional Information

Days on Market	119
Zoning	R1

## Listing Details

Listing Office	Exit Realty Town & Country
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Listing information last updated on October 14th, 2025 at 1:47am ADT