

# \$475,000 - 6439 Highway 215, Cheverie

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MLS® #202512797

**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,688 sqft  
Residential on 4.00 Acres

V1, Cheverie, NS

Perched atop a gentle 4 acre slope sits a rare find. Awash in the magenta evening glow of sunset hues you will find this beautiful bungalow with its keen eye on Cape Blomidon, panoramic views of the Minas Basin, and direct beach access for miles of beach combing. Seaside breezes and the world's highest tides grace this 3 bedroom, 2 bathroom home day in and out. Graced with a large country kitchen, open dining room and living room on the main floor this home lends itself well to comfort. Heat pumps and a whole home generator partner with the seaside air to adjust that comfort when needed. A partially finished walkout basement with bathroom could be completed to provide a secondary suite if needed. Newer roof and windows keep the weather at bay, fibre op keeps you connected. Decks and gardens, greenhouse, garage and workshop accent the usefulness of this property. Rarely do you find 4 acres of fertile vegetable and perennial farmed land with approximately 300 feet of ocean frontage on two sides with a house set back from the bluff with easy beach access. Steps away is the Cheverie Salt Marsh for further boardwalk hiking, and up the hill is the Cheverie Food Mart and the very popular "A Shore Thing" takeout. Don't delay, pictures just can't do this one justice; come experience this view for yourself!



Built in 1976

## Essential Information

MLS® #	202512797
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,688
Acres	4.00
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 15th, 2025

## Community Information

Address	6439 Highway 215
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Cheverie
County	Hants
Province	NS
Postal Code	B0N 1G0

## Amenities

Utilities	Electric, Electricity Connected
Parking Spaces	1
Parking	Detached, Single, Heated Garage, Wired, Gravel, Parking Spaces(s)
# of Garages	1
View	Bay, Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Access: Bay, Access: Boat, Ocean Access

## Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Freezer - Stand Up, Microwave, Refrigerator
Heating	Forced Air, Furnace, Ductless
# of Stories	2

Stories	Two
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

### **Exterior**

Lot Description	3 to 9.99 Acres, Cleared, Partial Landscaped, Rolling Slope, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Dr. Arthur Hines School
Middle	West Hants Middle School
High	Avon View High School

### **Additional Information**

Zoning	R4
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### **Listing Details**

Listing Office	Viewpoint Realty Services Inc.
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