

\$799,000 - 11511 Shore Road, Mount Hanley

MLS® #202519622

\$799,000

2 Bedroom, 2.00 Bathroom, 1,860 sqft

Residential on 1.79 Acres

V3, Mount Hanley, NS

Immaculate, like-new oceanfront estate nestled on a private lot overlooking the stunning Bay of Fundy. Located near the amenities of Middleton and CFB Greenwood, this exceptional property is a rare find. With only 10 years of age and minimal use, it offers a unique opportunity. Perfectly positioned on the lot, this residence provides unparalleled panoramic views of the Bay, treating you to breathtaking sunsets every evening. Built to the highest standards with the finest materials, the excellent craftsmanship is evident throughout. The moment you step through the front door, the captivating Bay views greet you, setting the tone for the entire residence. The open-concept design creates an inviting atmosphere, perfect for hosting memorable gatherings. The living room seamlessly draws guests in, providing a smooth flow between spaces. Two spacious bedrooms + den (could be used as another bedroom), and a bunkhouse, including a luxurious primary suite, await you. The primary suite features a generous walk-in closet and an ensuite bath with a soaker tub overlooking the ocean. Completing this extraordinary estate is a 1.5 car detached garage with ample space for all your toys. A charming garden shed offers convenient storage solutions, and the bunkhouse is ideal for summer guests or hobbies. Surrounded by low-maintenance perennial gardens and mature trees, tranquility envelops you here. The only sounds you'll hear are the gentle waves lapping the shore



and the melodic chorus of nearby birdsong.
Indulge in a lifestyle of coastal bliss at this
exceptional Bay of Fundy oceanfront retreat,
located in one of the most desirable spots in
the Valley!

Built in 2015

Essential Information

MLS® #	202519622
Price	\$799,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,860
Acres	1.79
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	October 30th, 2025

Community Information

Address	11511 Shore Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Mount Hanley
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Propane, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, 1.5, Wired, Gravel
# of Garages	2
View	Bay, Ocean

Is Waterfront	Yes
Waterfront	Ocean Front, Access: Bay, Ocean Access

Interior

Interior Features	Ensuite Bath, Secondary Suite, See Remarks, High Speed Internet
Appliances	Dishwasher, Range Hood
Heating	Fireplace(s), In Floor, Radiant
Fireplace	Yes
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Level
Roof	Asphalt
Foundation	Concrete Perimeter, Slab

Additional Information

Zoning	GEN DEV
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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