

# \$847,000 - 100 Meisners Point Road, Ingramport

MLS® #202427812

**\$847,000**

4 Bedroom, 2.00 Bathroom, 1,644 sqft

Single Family on 0.78 Acres

Ingramport, Ingramport, Nova Scotia

Executive Oceanfront Retreat Move in Ready. Welcome to this exceptional oceanfront residence located in the prestigious Shatford Trust Fund area of Meisners Point. Set on the shores of St. Margarets Bay, this property offers 101 feet of direct ocean frontage with deep water mooring an ideal setting for the discerning buyer seeking an elevated coastal lifestyle just 5 minutes' walk from a white sandy beach. Thoughtfully prepared for market, this home has been recently refreshed with new paint and is presented in impeccable condition. Surrounded by mature landscaping and offering excellent privacy, the home is a rare blend of natural beauty and refined comfort. Inside, the bright and airy layout includes four bedrooms (three on the main level, one on the lower), 1.5 baths, and multiple living spaces designed for both entertaining and quiet retreat. The main living room is flooded with natural light and features large windows and a classic wood-burning fireplace. The open-concept kitchen and dining area form the heart of the home, offering stunning ocean views as the backdrop to daily living and hosting. The elevated primary bedroom provides a private haven with water views, while the additional bedrooms are spacious and freshly updated. On the lower levels, a versatile layout includes a walk-out family room ideal as a guest suite or second primary as well as a cozy media room with a wood stove that efficiently heats the home. Outdoors, a beautifully landscaped yard leads



to the waters edge, where future wharf potential awaits. A large deck and patio provide the perfect setting for entertaining or quiet evenings by the sea. The carport accommodates vehicles, boats, or recreational gear with ease. Take advantage of this opportunity to acquire a turnkey oceanfront home in a coveted South Shore community where every detail reflects care, comfort, and quality. (id:6289)

Built in 1979

Essential Information

Listing #	202427812
Price	\$847,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	1,644
Acres	0.78
Year Built	1979
Type	Single Family
Sub-Type	Freehold
Style	4 Level

Community Information

Address	100 Meisners Point Road
Subdivision	Ingramport
City	Ingramport
Province	Nova Scotia
Postal Code	B3E3Z3

Amenities

Amenities	Place of Worship, Beach
Features	Sloping, Level
Parking	Carport, Gravel
# of Garages	1
View	Harbour, Ocean view

Is Waterfront	Yes
Waterfront	Waterfront on ocean

### Interior

Appliances	Range, Dishwasher, Dryer, Washer, Refrigerator
Fireplace	Yes
# of Stories	3

### Exterior

Exterior	Brick, Vinyl
Exterior Features	Landscaped
Foundation	Poured Concrete

### Listing Details

Listing Office	Century 21 Trident Realty Ltd.
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