

\$244,900 - 36 Eagle Head Wharf Road, Eagle Head

MLS® #202505435

\$244,900

2 Bedroom, 1.00 Bathroom, 966 sqft

Single Family on 1.51 Acres

Eagle Head, Eagle Head, Nova Scotia

L&S #1287. Location, location! If you're looking to build a brand new "forever" home, this lush park-like 1.5 acre property would be a lovely setting. And it's a short stroll from Eagle Head Beach just down the way. While you're planning and building that dream home, live in and enjoy the existing sweet, cozy, compact year round home situated at the edge of the land. The living/dining room is bright and sunny and features hardwood floors, pine wainscot and heat pump. There's a main floor bedroom and den, both with hardwood floors & solid pine doors, full bath and an eat-in kitchen with new flooring and loads of cupboard space. Upstairs, with two pretty dormers and windows on the gable ends, is one large open room - perfect for guests, hobbies or crafts, plus a generous storage room at the back (above the kitchen). Full basement contains laundry hookups, electrical panel plus a generator panel. Outside there's a deck spanning the entire front of the home, two paved driveways and two sturdy outbuildings. Less than 1000 sq ft, with a little work, this could evolve into an ideal guest house, rental or cottage for family and friends to enjoy. So many options! The grounds are beautiful with stone wall, rhododendrons and a variety of flowering shrubs and lovely conifers. Plenty of room to garden, build a garage or studio. Imagine starting and ending your day with a stroll on the beach, warmth of sand in your toes and a breath of fresh salt air. Lightly-used Eagle Head Beach is one of Nova Scotia's best



kept secrets. And it's an easy bike ride to Seaside Center (yoga, community events and more) and the white sands of Beach Meadows Beach, a few minutes drive to Port Medway and about 15 minutes to Liverpool. Partial survey under documents. Note: Bedroom windows do not meet current code for egress. (id:6289)

Built in 1940

Essential Information

Listing #	202505435
Price	\$244,900
Bedrooms	2
Bathrooms	1.00
Square Footage	966
Acres	1.51
Year Built	1940
Type	Single Family
Sub-Type	Freehold

Community Information

Address	36 Eagle Head Wharf Road
Subdivision	Eagle Head
City	Eagle Head
Province	Nova Scotia
Postal Code	B0J1H0

Amenities

Amenities	Place of Worship, Beach
Features	Treed
Parking	Parking Space(s), Paved Yard

Interior

Appliances	Range - Electric, Refrigerator
Cooling	Wall unit, Heat Pump
# of Stories	2

Exterior

Exterior	Wood shingles
Exterior Features	Partially landscaped
Foundation	Poured Concrete

Listing Details

Listing Office Land & Sea Real Estate Services Inc



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