

\$1,500,000 - 91 Ironbound Trail, East Ironbound Island

MLS® #202507275

\$1,500,000

3 Bedroom, 2.00 Bathroom, 2,733 sqft

Single Family on 24.00 Acres

East Ironbound Island, East Ironbound Island,
Nova Scotia

Off the Aspotogan Peninsula, on Nova Scotia's treasured South Shore, East Ironbound Island over looks the bold Atlantic Ocean, with the Tancook Islands and Peggy's Cove as distant neighbours. The island has a cluster of private homes, along with a wharf and a road leading to one of the province's oldest lighthouses. The island is shared with other quiet seasonal residents. The setting for this property is simply magical. From the wharf, the stroll along the grassy pathway past the fish stores, outbuildings boat slips, continuing on by the barn towards the house, everything is reminiscent of a simpler time Ironbound was once a small fishing community, and at one time this property was a small cattle farm. The property includes several parcels, totaling approx. 24 acres, a winch building, a garage, a fish store, a hay barn, a cattle barn, a newer equipment building, and a well appointed home, sheltered by mature trees, overlooks the ever changing bold Atlantic Ocean. The post and beam home has a spacious covered wrap-around deck and an open concept dining / kitchen / living room, with a welcoming wood burning fireplace. A laundry, 3 piece bath and a surprise prep kitchen are just down the hall. All 3 bedrooms on the second floor face the ocean and open to the upper veranda. The primary includes a fireplace and built-ins. The bathroom has a claw foot tub and a custom shower. The property is accessed from a private wharf, which is included in this sale, in



New Harbour, near the seaside community of Blandford, on the Aspotogan Peninsula. Where else can one find an island with this much history, fascination, and comfort rolled into one package on Nova Scotia's treasured South Shore, an hour from Halifax's Stanfield International Airport. (id:6289)

Built in 1993

Essential Information

Listing #	202507275
Price	\$1,500,000
Bedrooms	3
Bathrooms	2.00
Square Footage	2,733
Acres	24.00
Year Built	1993
Type	Single Family
Sub-Type	Freehold

Community Information

Address	91 Ironbound Trail
Subdivision	East Ironbound Island
City	East Ironbound Island
Province	Nova Scotia
Postal Code	B0J3G0

Amenities

Features	Treed, Balcony
Parking	Detached Garage, Gravel
# of Garages	1
Is Waterfront	Yes
Waterfront	Waterfront on ocean

Interior

Appliances	Cooktop - Electric, Oven, Dishwasher, Dryer, Washer
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Wood shingles
Foundation	Poured Concrete

Listing Details

Listing Office	Engel & Volkers (Chester)
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