

\$1,995,000 - 22 Ketch Court, Head Of St. Margarets Bay

MLS® #202507448

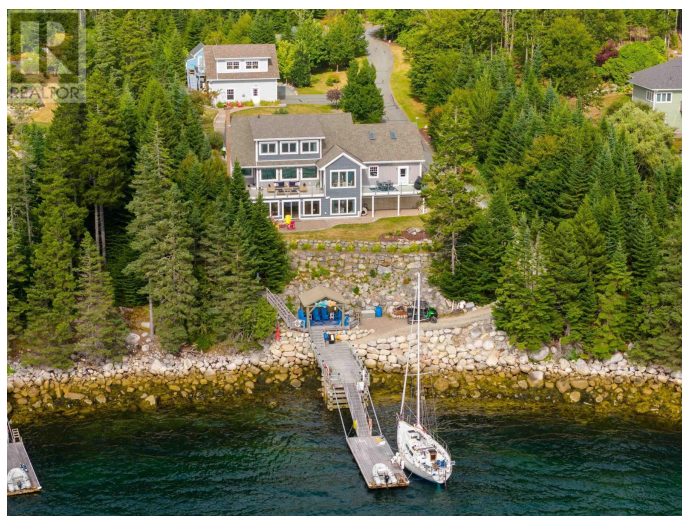
\$1,995,000

3 Bedroom, 5.00 Bathroom, 4,753 sqft

Single Family on 1.06 Acres

Head Of St. Margarets Bay, Head Of St. Margarets Bay, Nova Scotia

Discover exceptional waterfront living at 22 Ketch Court. This stunning coastal retreat offers ~140ft of prime deep-water ocean access, a commercial-grade dock and weatherproof moorings; ideal for boating enthusiasts or those who cherish life by the sea. Located just 30 minutes from Halifax in the prestigious enclave of Masons Point, this meticulously maintained home combines privacy, luxury, and effortless outdoor living. Set on beautifully landscaped grounds with southwest exposure and panoramic ocean views, the 4,753 sq/ft property is designed to celebrate its spectacular setting. The 4,200 sq/ft main home features a fully renovated kitchen with high-end appliances, including a 6-burner gas stove, walk-in pantry, and elegant finishes. Multiple living areas offer warmth and comfort, while the sunlit dining room, surrounded by glass and opening to expansive decks, provides an immersive coastal experience. The spacious primary suite offers jaw dropping views of the bay, walkthrough dressing area, and a spa-inspired ensuite. An additional bedroom upstairs functions as an office or gym. The finished walkout basement is perfect for entertaining, complete with a full sized custom wet bar, and a large rec room with woodstove. A third bedroom and an additional guest room are thoughtfully designed for privacy and comfort. Standout features: custom Garden Shed, Workshop with soaring ceilings (double



garage), and a finished studio suite with a private entrance, half bath, and plumbing rough-ins offers potential as a full guest apartment. This home is equipped with so many upgraded features such as the integrated sound system throughout, triple-glazed UV filtered windows, top of the line vinyl siding & roofing, wharf road access and utilities, high capacity propane boiler and so much more! Whether you're seeking a year-round residence or seasonal retreat, 22 Ketch Court offers a rare blend of elegance, comfort, and coastal charm on Nova Scotias iconic South Shore. (id:6289)

Built in 2002

Essential Information

Listing #	202507448
Price	\$1,995,000
Bedrooms	3
Bathrooms	5.00
Half Baths	2
Square Footage	4,753
Acres	1.06
Year Built	2002
Type	Single Family
Sub-Type	Freehold
Style	3 Level, Cape Cod

Community Information

Address	22 Ketch Court
Subdivision	Head Of St. Margarets Bay
City	Head Of St. Margarets Bay
Province	Nova Scotia
Postal Code	B3Z1Z2

Amenities

Amenities	Park, Playground, Public Transit, Shopping, Beach
Features	Sloping

Parking	Attached Garage, Detached Garage, Garage, Paved Yard
# of Garages	3
View	Ocean view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Cooktop - Propane, Oven - Propane, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Wine Fridge
Cooling	Heat Pump
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood shingles, Vinyl
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	Engel & Volkers
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