

# \$780,000 - 224 Stephen Augustine Drive, Evanston

MLS® #202516054

**\$780,000**

3 Bedroom, 3.00 Bathroom, 2,240 sqft  
Single Family on 4.89 Acres

Evanston, Evanston, Nova Scotia

Beautiful Newly Built Bungalow Modern Design with Waterfront Access As marked on the map, the upper portion of the large lot would make an excellent second building site, approx. 2.29 ac This stunning, newly built bungalow combines modern design with natural surroundings, offering privacy, functionality, and exceptional views. Located in a spacious subdivision, the property includes deeded access to several boat launches across Cape Breton, providing convenient routes to the river, Bras d'Or Lake, and the ocean. Situated near the point where the river flows into the ocean, the property enjoys a storm-protected location while still offering direct ocean access just a short boat ride away. Inside, the home features large Polytec windows with breathtaking river views. The modern design emphasizes clean, straight lines, complemented by an open-concept layout that connects the kitchen and living room. A woodstove adds warmth and charm, making it the perfect place to relax on cooler evenings. The master bedroom stands out with its generous wall-to-wall closets, and all bedrooms enjoy serene river views. The bathrooms are spacious and contemporary, including a convenient guest half-bath. A unique highlight is the private bedroom suite, designed like a self-contained apartment, complete with its own sitting area, bedroom, and a bathroom featuring a walk-in shower ideal for guests, teens, or use as a home office. The exterior is finished with



durable CanExel siding and a long-lasting metal roof for low-maintenance living. The river is known locally for its excellent fishing and is a fantastic spot for kayaking. A short ride downstream leads directly to the ocean, making it perfect for boating enthusiasts with smaller powerboats. Located just 10 minutes from Port Hawkesbury, you'll have easy access to all essential amenities, including grocery stores, banks, restaurants, a large gym, arena, and building supply stores. The Strait Richmond Hospital is only 5 minutes away (id:6289)

Built in 2021

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 202516054     |
| Price          | \$780,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 2,240         |
| Acres          | 4.89          |
| Year Built     | 2021          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 224 Stephen Augustine Drive |
| Subdivision | Evanston                    |
| City        | Evanston                    |
| Province    | Nova Scotia                 |
| Postal Code | B0E1J0                      |

**Amenities**

|           |                                         |
|-----------|-----------------------------------------|
| Amenities | Golf Course, Park, Playground, Shopping |
| Features  | Treed                                   |
| Parking   | Gravel                                  |
| View      | River view                              |

|               |                     |
|---------------|---------------------|
| Is Waterfront | Yes                 |
| Waterfront    | Waterfront on river |

## Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Cooktop, Cooktop - Electric, Oven, Oven - Electric, Dishwasher, Washer, Refrigerator |
| Cooling      | Wall unit, Heat Pump                                                                 |
| # of Stories | 1                                                                                    |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Wood siding, Other   |
| Exterior Features | Partially landscaped |
| Foundation        | Concrete Slab        |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Cape Breton Realty |
|----------------|--------------------|



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