

\$1,099,900 - 199 Aarons Way, Fergusons Cove

MLS® #202520124

\$1,099,900

2 Bedroom, 3.00 Bathroom, 3,850 sqft

Single Family on 2.44 Acres

Fergusons Cove, Fergusons Cove, Nova Scotia

Commanding one of Fergusons Coves most elevated vantage points, this beautifully maintained home captures endless ocean horizons and breathtaking land vistas in every season. Expertly crafted for both elegance and efficiency, this near net-zero home is powered by 36 solar panels, keeping total annual operating costs at an astonishing \$700 per year. An advanced ETS electric heating system draws energy exclusively during off-peak hours, while a ducted and ductless heat pump, charming wood stove, and sleek propane stove provide layers of cozy, efficient warmth throughout the seasons. Inside, soaring vaulted ceilings, exposed beams, and expansive windows create a light-filled, inviting atmosphere. The open-concept living and dining areas flow into a warm, wood-finished kitchen with granite counters, gas cooktop, and large walk-in pantry. Off the front entry, a welcoming mudroom adds function, while the main floor also hosts a bright second bedroom and a charming character-filled bathroom. The spacious primary suite offers stunning views, generous storage, and a spa-like ensuite with a glass-block shower and soaker tub. The lower level impresses with magnificently high ceilings, abundant storage, and a versatile rec or flex space. It also features direct access to the double garage and a side door entrance with a second mudroom area perfect for an active coastal lifestyle. Outside, beautifully landscaped gardens and natural rock



outcroppings blend seamlessly with the rugged setting. From sunrise coffee on the deck to sunset over the water, every day here feels like a retreat. Just 15 minutes to Halifax.
(id:6289)

Built in 2006

Essential Information

Listing #	202520124
Price	\$1,099,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	3,850
Acres	2.44
Year Built	2006
Type	Single Family
Sub-Type	Freehold

Community Information

Address	199 Aarons Way
Subdivision	Fergusons Cove
City	Fergusons Cove
Province	Nova Scotia
Postal Code	B3V1N8

Amenities

Amenities	Park, Playground, Public Transit, Place of Worship, Beach
Features	Treed, Gazebo
Parking	Attached Garage, Exposed Aggregate, Garage
# of Garages	2
View	Lake view, Ocean view

Interior

Appliances	Cooktop - Propane, Oven - Electric, Dishwasher, Dryer, Washer, Freezer - Stand Up, Microwave, Refrigerator
Cooling	Central air conditioning, Wall unit, Heat Pump
Fireplace	Yes

of Stories 2

Exterior

Exterior Stucco, Concrete
Exterior Features Landscaped
Foundation Poured Concrete

Listing Details

Listing Office The Agency Real Estate Brokerage



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Listing information last updated on October 16th, 2025 at 10:46am MDT