

\$1,275,000 - 3419 Highway 359, Halls Harbour

MLS® #202524294

\$1,275,000

5 Bedroom, 3.00 Bathroom, 3,063 sqft
Single Family on 99.48 Acres

Halls Harbour, Halls Harbour, Nova Scotia

Incredible value in coastal Halls Harbour featuring a 5-bedroom, 2.5-bath bungalow, a 40x60 workshop, and a 34x28 barn, all situated on 99 acres! The home features an open-concept layout perfect for both comfortable family living and easy entertaining. The main floor has ample natural light, thanks to numerous windows, & includes a spacious mudroom and versatile den or office with walk-in closet - ideal for working from home. The primary suite is a private retreat offering a 4pc ensuite, walk-in closet and large windows with back garden views. Two additional bedrooms and full bath complete the main level. The partially finished basement adds more living area with rec room, two additional bedrooms, a half bath, and large storage room. Built with quality in mind the home features an ICF foundation and walls, in-floor heating, and the cozy ambiance of a wood stove. Enjoy outdoor living with a screened-in sunroom and outdoor kitchen featuring granite counters and eat-up island?ideal for summer BBQs and ocean sunsets. Recent upgrades include a new well pump, HRV system, and fresh interior paint?making this home move-in ready. The 40x60 workshop offers endless possibilities with 16' ceilings, two overhead doors, its own panel, two 240V outlets and insulated exterior walls. Property includes a 34x28 powered barn with water, a partially fenced pasture and ATV trail access. Experience the best of coastal Nova Scotia living with calming ocean views, stunning



sunsets, and tranquil rural surroundings just minutes from the beach and the world-famous Bay of Fundy tides. Conveniently located only 15 mins from Kentville and New Minas, you have easy access to all amenities. This rare ocean-view acreage in a beloved community is a remarkable opportunity for hobby farming, recreation, or simply embracing nature's beauty. Road frontage would allow for the subdivision of 3 building lots. Don't miss your chance to own this exceptional property! Seller is licensed to trade in Real Estate. (id:6289)

Built in 2009

Essential Information

Listing #	202524294
Price	\$1,275,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	3,063
Acres	99.48
Year Built	2009
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3419 Highway 359
Subdivision	Halls Harbour
City	Halls Harbour
Province	Nova Scotia
Postal Code	B0P1J0

Amenities

Amenities	Place of Worship, Beach
Features	Level
Parking	Detached Garage, Garage, Gravel, Parking Space(s)
# of Garages	2

View Ocean view

Interior

Appliances Range - Gas, Dishwasher, Dryer - Electric, Washer, Microwave Range Hood Combo, Refrigerator, Wine Fridge

of Stories 1

Has Basement Yes

Exterior

Exterior Wood siding

Exterior Features Partially landscaped

Listing Details

Listing Office Exit Realty Town & Country



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