

Client View - Residential



MLS #	202006101	# of Beds	5
PID #	80082134,8255894,	Master on Main Floor?	No
Add'l PID	Y	Full Baths	6
Listing Status	ACTIVE	Half Baths	0
Selling Price		Building Age	4
Address	6879 Shore Road Port Saxon NS B0T 1W0	Total Fin SqFt (TLA)	5,075
		Square Footage (MLA)	4,570
		Building Dimensions	95 x 42 - JOGS
County	SHELBURNE	Lot Size	+/- 28 acres
Type	Single Family	Garage	Y
Style	Detached	Garage Details	4 doors with remote openers
Waterfront	Y		
Frontage			
Prop Kwn As/Bdy of Water:			
		Parking Details	Many spaces
		Zoning	RESIDENTIAL
		Rental Income	

Listing Price \$1,199,000



Virt Tour URL

Add'l Virt Tour

Directions to Property

Just south of Shelburne - HWY 103 to Exit 28 - stay left to Port Saxon - property is on right.

Property Overview

A true showpiece with family and/or guests in top of mind. This 4 year old home is very private and sits amidst 28 acres with west facing protected oceanfront. Rare opportunity to purchase large new build on the water with outstanding privacy, while still allowing proximity to services. Very open concept, with gleaming hardwood and stunning tile throughout. The kitchen has to be seen - whether it is the quartz countertops, the Monogram appliances, or the open water views from all windows- this is a hard to find gem. Very separate master suite, ability to use the layout as 5 or 6 bedrooms with ensuites or separate guest suites- flexible layout depending on buyers needs. Separate guesthouse/garage with professional dog kennel/ wash area/tub. Whole home propane back up generator. Feel free to review full layouts or virtual tour to get a feel for this once in a lifetime opportunity. Call today- you will not be disappointed!!

Room Sizes

Kitchen	Main Floor	12.6 x 9.6	Master	2nd Level	25 x 16.9
Foyer	Main Floor	20.6 x 17	Bedroom	2nd Level	5 Piece
Dining Room	Main Floor	15.6 x 9.6	Ensuite Bath	2nd Level	Walk-In Closet 22
OTHER	Main Floor	Pantry 11.3 x 6	3	2nd Level	x 6.10
Laundry	Main Floor	9.3 x 8.8	OTHER	2nd Level	20.7 x 18.9
Bedroom	Main Floor	16 x 14.10	Bedroom	2nd Level	3 Piece
Ensuite Bath 1	Main Floor	3 Piece	Ensuite Bath	2nd Level	14.9 x 12.10
Bedroom	Main Floor	16 x 13.3	4	2nd Level	3 Piece
Ensuite Bath 2	Main Floor	3 Piece	Bedroom		12.9 x 9
Bath 1	Main Floor	3 Piece	Ensuite Bath	Main Floor	

Schools

Elementary School
Middle/Jr School
High School
Fr Imm Elementary School
Fr Imm Middle/Jr School
Fr Imm High School
Other

Condo

Monthly Condo Fee
Condo Fee Includes
Plus Den Y/N
In Suite Laundry
Pet Friendly

Mobile/Mini

Mobile/Leased Land Fees
Land Status
Pet Friendly

BUILDING STYLE	2 Storey
PROPERTY SIZE	10 to 49.99 Acres
BASEMENT	Full, Undeveloped
FOUNDATION	Concrete
EXTERIOR FINISH	Wood Shingles
ROOF	Asphalt Shingle
FLOORING	Ceramic, Hardwood
HEATING/COOLING TYPE	Ducted Cooling, Fireplace, Forced Air, Furnace, Heat Pump -Ducted
FUEL TYPE	Electric, Propane
WATER SOURCE	Dug
SEWAGE DISPOSAL	Septic
UTILITIES	High Speed Internet

GARAGE	Attached, Detached, Triple, Heated, Wired
DRIVEWAY	Circular, Gravel, Single
/PARKING	
STRUCTURES	Deck
FEATURES	Alarm System, Central Vacuum, Ensuite Bath, HRV (Heat Rcvry Ventln), Secondary Suite, Fireplace(s), Wood Fireplace
APPLIANCES INCLUDED	Cooktop - Propane, Oven - Propane, Dishwasher, Dryer - Electric, Washer, Freezer - Stand Up, Garburator, Microwave, Refrigerator, Wine Fridge
RENTAL EQUIPMENT	Propane Tank
WATER	Harbour
FRONTAGE	



COMPLIMENTS OF:

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RED DOOR REALTY - 16940



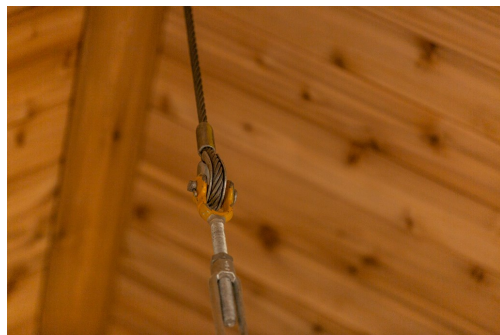
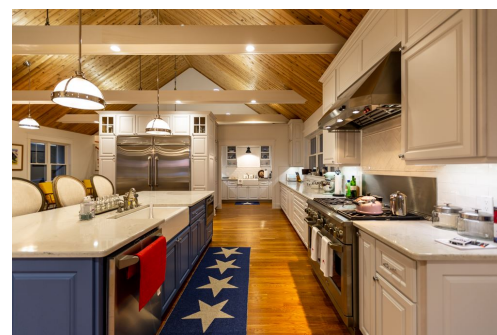
Listed By: Red Door Realty

The above information is from sources believed reliable but should not be relied upon without verification.

MLS # 202006101
List Price \$1,199,000
Status: ACT
Class: RE

Address 6879 Shore Road
Community PORTSAXON
Province NS
Postal Code B0T 1W0

Listing Office:
Red Door Realty



Data provided by the Nova Scotia Association of REALTORS®.

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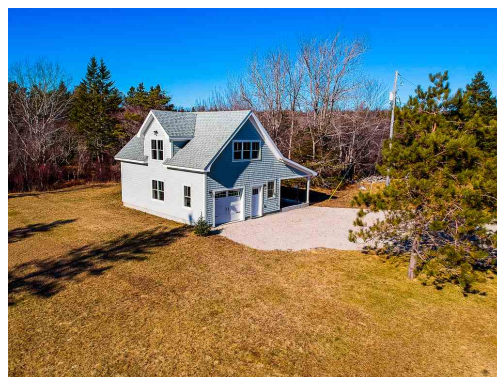
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