

# \$1,195,000 - 348 Trout Cove Road, Centreville

MLS® #202312373

**\$1,195,000**

4 Bedroom, 3.00 Bathroom, 2,200 sqft  
Single Family on 12.18 Acres

Centreville, Centreville, Nova Scotia

Here is an opportunity to own a limited supply of accessible oceanfront properties, including an 1869/1969 residence in Centreville with amazing views of the coming and going of active lobster boats, and purchasing freshly caught lobsters at a discount at the pier located very close to your doorstep, occasional whale sightings from your kitchen and bedroom windows, and angry crashing seas on the newly constructed breakwater in front on stormy days. This individual parcel as of June first may now be purchased for \$999,000. and could be, it appears, easily converted into a duplex with an 1869 unit and a 1969 unit. There is another nearby oceanfront lot (The seller is agreeable to escrow sufficient funds to upgrade the present road constructed during the initial days of the subdivision to allow present day access), within a comfortable walking distance which will offer you peace and tranquility. A short five-minute drive, takes you to a convenience store which has most necessities, including groceries, liquor and gasoline. As a bonus, the seller will, additionally, include a third oceanfront lot on the Bay of Fundy, on the Fundy Loop Road in Lake Midway. A short five-minute drive. Total package has about a thousand feet of ocean frontage, with approximately 12 acres. You are minutes to Whale Watching on ferries filmed in the movie, 'Delores Claiborne'. Fifteen minutes to the town of Digby, with its numerous restaurants, serving Digby scallops and other seafood,



full-service food markets, specialty and hardware stores, as well as the iconic Digby Pines, Golf Resort and Spa now open year-round. The Fundy Rose ferry sails year-round from StJohn, New Brunswick to Digby and is only twenty minutes from your new home. No more long drives after the ferry arrives in Digby. The Bay of Fundy will never cease to entertain you, with a variety of marine life, seabirds, whales, and the world known and recognized movements of the tides.

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Built in 1870

**Essential Information**

Listing #	202312373
Price	\$1,195,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,200
Acres	12.18
Year Built	1870
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	348 Trout Cove Road
Subdivision	Centreville
City	Centreville
Province	Nova Scotia
Postal Code	B0V1A0

**Amenities**

Amenities	Beach
Features	Level
Parking	Attached Garage, Garage, Paved Yard
# of Garages	2
Is Waterfront	Yes

Waterfront                      Waterfront on ocean

## Interior

Appliances                      Range - Electric, Dishwasher, Dryer, Washer, Refrigerator  
# of Stories                      2

## Exterior

Exterior                          Aluminum siding  
Foundation                      Poured Concrete, Stone

## Listing Details

Listing Office                      Engel & Volkers (Annapolis Royal)



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