

\$849,000 - 9409 Highway 215, Pembroke

MLS® #202526142

\$849,000

5 Bedroom, 4.00 Bathroom, 3,524 sqft

Single Family on 72.00 Acres

Pembroke, Pembroke, Nova Scotia

Built just four years ago, this custom home sits on 72 private acres along the Minas Basin, home to the worlds highest tides. Designed for both comfort and long-term durability, the home features reinforced concrete floors on each level and an innovative exterior wood boiler system that provides efficient in-floor heating throughout both the home and the large detached shop. The system requires just one daily load while keeping the fire safely away from the residence. The property is extremely comfortable as-is, but also offers excellent potential to move toward complete off-grid living with the addition of solar. Inside, you'll find over 3,500 square feet of finished living space across three levels. The main floor features an open-concept kitchen with an oversized island, custom dining area, spacious living room, private office, full bathroom and a main-level bedroom currently used as a home gym. Upstairs includes a generous primary suite with walk-in closet and ensuite bath, two additional bedrooms, another full bath and a dedicated laundry room. The lower level offers a large second living area, additional bedroom, full bath and an impressive craft or hobby space perfect for creative projects. The fully insulated, wired, steel-framed 35 x 60 shop is heated with in-floor heat and has its own 200 AMP service. Its ideal for tradespeople, hobbyists or anyone in trucking or construction, with enough space and infrastructure to support a business or future conversion to living space. GR zoning allows



for additional dwellings, and a private path leads to the waters edge, perfect for adding a bunkie or viewing platform to enjoy the dramatic tides and coastal setting. Located just an hour from Halifax and Wolfville, this property offers privacy, flexibility and real long-term value. (id:6289)

Built in 2023

Essential Information

Listing #	202526142
Price	\$849,000
Bedrooms	5
Bathrooms	4.00
Square Footage	3,524
Acres	72.00
Year Built	2023
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	9409 Highway 215
Subdivision	Pembroke
City	Pembroke
Province	Nova Scotia
Postal Code	B0N2R0

Amenities

Amenities	Golf Course, Shopping, Place of Worship, Beach
Features	Treed
Parking	Detached Garage, Garage, Gravel, Other, Parking Space(s)
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront on ocean

Interior

Appliances	Barbeque, Stove, Dishwasher, Dryer, Washer, Refrigerator, Wine Fridge
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Fireplace Yes
of Stories 2

Exterior

Exterior Vinyl
Exterior Features Landscaped
Foundation Poured Concrete

Listing Details

Listing Office The Agency Real Estate Brokerage



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