



55 Starrs Road, Yarmouth, Nova Scotia B5A 2T2 • Ph: 902-742-9163 • E: [sales@trinavrealty.com](mailto:sales@trinavrealty.com)

**817 Main Shore Road, North Chegoggin NS B5A 5H2**

**\$389,000**

Modern Realty



Welcome to this thoughtfully designed side-by-side duplex offering single-level living in a peaceful, coastal setting. Whether you're looking for a home with a secondary suite for multigenerational living or rental income potential, this versatile property is a rare find. One side features three spacious bedrooms, 1.5 bathrooms, and a cozy wood stove for added warmth and ambiance. The new sunroom is a standout feature, offering breathtaking ocean views and vibrant sunsets that can be enjoyed year-round. The secondary suite is a comfortable one-bedroom, one-bathroom suite designed with accessibility in mind, including shower and toilet safety bars for added convenience and ease of use. Each unit is equipped with its own heat pump, providing efficient heating and cooling in every season. Recent updates include a durable metal roof (just 3 years old) and an upgraded electrical panel, offering peace of mind for years to come. Outside, you'll find two new decks, a wired bunkie complete with a patio and bar fridge, ideal for guests or a private retreat. Two storage sheds to keep your tools and seasonal items organized and a place to stock up your firewood. This property blends comfort, functionality, and scenic charm in one tidy package, making it an excellent opportunity for homeowners and investors alike. Two storage sheds for tools, seasonal items, and firewood. The property is just a short walk to the beach, perfect for morning strolls or sunset visits, and under 5 minutes to Yarmouth Regional Hospital, making it a convenient option for healthcare professionals or anyone who values quick access to essential services.

### Schools

Elementary School:	Meadowfields Community School
Junior/Middle School:	Maple Grove Education Centre
High School:	Yarmouth Consolidated Memorial High School

MLS®	202510371
PID	90171018
Type	Duplex
House Style	Bungalow
Year Built	1947
Bedrooms	4
Bathrooms	2.5
Building Dimensions	1722 Square Feet
Lot Size	0.9936 acres
Water	Drilled Well
Fireplace/s	Wood Burning Stove
Sewer	Septic Tank
Heating	Baseboard, Ductless, Stove
Roof	Metal
Outbuilding/s	Deck, Shed(s)
Flooring	Laminate, Linoleum
Basement	Full, Unfinished
Architectural Style	Bungalow

All information is from sources deemed reliable but is subject to errors, omissions, changes in price, prior sale or withdrawal without notice. No representation is made as to the accuracy of any description. All measurements and square footages are approximate and all information should be confirmed by customer. All rights to content, photographs and graphics reserved to TriNav Realty.