

# \$69,000 - 4684 Highway 3, Bear Point

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MLS® #202214466

**\$69,000**

3 Bedroom, 1.00 Bathroom, 1,450 sqft

Residential on 1.75 Acres

G2, Bear Point, NS

Further reduced for sale before winter - Affordable older home, 3 - 4 bedrooms. Recent improvements include new 4 pc bathroom, new septic, old bath converted to storage area near laundry room ( all in 2022 ) Requires additional improvements and upgrades to interior, large living room FHA oil heat - roof replaced 10 years ago and woodstove ( installed approx 10 yrs ago with new flu ) Drilled well, out building/ workshops private back deck overlooking forest area bordering small brook. 5 drive minutes from Barrington Passage ( Commercial center - offering all amenities/ waterfront walking trail, recreation and Causeway to Cape Sable Island and White Sand North East Point Beach. ) House offered in as is condition with all Appliances included in 'As is" as well Includes some furnishings and all remaining fire wood on property. Excellent winter project for the handy man or starter home with plans for future improvements. Vacant and ready to Occupy! Owner anxious to sell !



Built in 1922

## Essential Information

MLS® #	202214466
Price	\$69,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1

Square Footage	1,450
Acres	1.75
Year Built	1922
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 12th, 2023

### Community Information

Address	4684 Highway 3
Area	South Shore
District	407-Shelburne County
Sub-District	G2
City	Bear Point
County	Shelburne
Province	NS
Postal Code	B0W 3B0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Other, Gravel
Waterfront	Stream/Pond

### Interior

Interior Features	High Speed Internet
Heating	Forced Air, Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

### Exterior

Lot Description	1 to 2.99 Acres, Partial Landscaped, Rolling Slope, Softwood Bush, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Stone

### School Information

Elementary	Evelyn Richardson Memorial Elementary School
High	Barrington Municipal High School

### **Additional Information**

Zoning	res
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### **Listing Details**

Listing Office	East Bay Realty Ltd.
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Listing information last updated on October 11th, 2025 at 11:32pm ADT