

\$125,000 - Highway 308, Morris Island

MLS® #202220347

\$125,000

Bedroom, Bathroom,
Land on 1.81 Acres

Morris Island, Morris Island, NS

The perfect 1.8 acre lot with 300 feet of waterfront lot is here and waiting for you. Located on Morris Island, the lot is fully treed with mature red spruce, white pine, red maple, American beech, yellow and white birch. Follow the driveway to a gravelly beach and deep water mooring that is accessible at any tidal level - great for boating and swimming. The climate on Morris Island provides great potential for gardening with its Zone 7A rating, equaled only on the west coast of British Columbia. This area is protected from the harsh, easterly winds by Calf Island and Little Calf Island (a Nature Conservancy of Canada Preserve). Build your home or dream getaway looking east where you can enjoy both your morning coffee and the beautiful sunrise.



Essential Information

MLS® #	202220347
Price	\$125,000
Acres	1.81
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	April 27th, 2023

Community Information

Address	Highway 308
Area	Yarmouth

District	Hwy 308 South
Sub-District	Morris Island
City	Morris Island
County	Yarmouth
Province	NS
Postal Code	B0W 3M0

Amenities

Utilities	Cable Connected, Electricity Connected, High Speed Internet, Phone Connected
Parking Spaces	1
Parking	Dirt, Single
Is Waterfront	Yes
Waterfront	Ocean Front, River Front, Ocean Access

Exterior

Lot Description	Wooded, 1 to 2.99 Acres
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Additional Information

Zoning	Resource
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Listing Details

Listing Office	Engel & Volkers (Yarmouth)
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Listing information last updated on October 28th, 2025 at 10:02am ADT