

\$375,000 - 58 Golden Shore Lane, West Bay Marshes

MLS® #202221488

\$375,000

3 Bedroom, 2.00 Bathroom, 1,184 sqft

Residential on 2.70 Acres

N/A, West Bay Marshes, NS

Opportunity! Beautiful, Brand new , well designed Mobile Home in one of the most precious areas at the Bras d'Or Lake. Because of unforeseen life changes the owner decided to sell their brand-new home. This well-designed Mobile home with light flooded rooms and amazing views over the lake is just perfect. Located in a lovely, small subdivision only 20 Minutes from Port Hawkesbury with all Stores and amenities, it's perfect for a permanent residence or vacation home. The open concept living area and spacious kitchen is offering lots of storage room including a pantry. Large windows facing the lake and a good-sized woodstove making this a cozy and friendly family area. Room saving Pocket doors separating the home in 2 areas offering privacy. Perfect for a family with children or guests. The beautiful property with lots of hardwood offers lots of potential for further development. The elevated position of the house and somewhat steep shoreline is highlighting the panoramic views over the lake. Only a short walk down the road is a deeded access to the lake where you can launch your canoe, go for a swim or walk. If your Intend is to built different in the future you can easily take advantage of the market for used mobile homes and start with a new project. Don't miss that opportunity. Safe all the hassle and just move in.

Built in 2020



Essential Information

MLS® #	202221488
Price	\$375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,184
Acres	2.70
Year Built	2020
Type	Residential
Sub-Type	Mobile Home
Status	Closed
Date Sold	December 2nd, 2022

Community Information

Address	58 Golden Shore Lane
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	West Bay Marshes
County	Inverness
Province	NS
Postal Code	B0E 3K0

Amenities

Utilities	Electric, Electricity Connected
Parking	No Garage, Gravel
Is Waterfront	Yes
Waterfront	Lake, Access: Deeded, Lake Privileges

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Cooktop, Electric Cooktop, Glass Cooktop, Oven, Electric Oven, Dishwasher, Dryer, Dryer - Electric, Washer, Refrigerator, Water Softener
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1

Stories	One
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Hardwood Bush, Softwood Bush, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Other

Additional Information

Zoning	rural
--------	-------

Listing Details

Listing Office	Enter Realty Limited
----------------	----------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.
Listing information last updated on October 15th, 2025 at 8:32am ADT