

\$399,900 - 1663 Highway 3, East Pubnico

MLS® #202221791

\$399,900

3 Bedroom, 2.00 Bathroom, 1,644 sqft

Residential

East Pubnico, East Pubnico, NS

Oceanfront on over 6.5 acres. Property is approved for agriculture, horses, chickens. You can have your own homestead/hobby farm and grow your own food! This TURNKEY home features 3 bedrooms, 2 full bath, 600 feet of oceanfront, a beach, a wired barn, wired garage, and direct access to County trails. As dusk approaches, enjoy the spectacular sunsets on the beach with a crackling fire and glass of wine. The shoreline offers incredible views of the Pubnico Harbour. The barn has ample room for your ATV, kayaks, and other toys. Property is a mix of trees and fields and beautifully landscaped with trails lined with apple trees leading to the ocean. The shoreline is perfect to explore, kayak or fish. Enjoy views and wildlife from the huge deck, which was custom built and fully gated, perfect for children or dogs. Inside you will find a large open-concept kitchen/dining area, a large family room and second living room. A spacious bathroom with granite vanity and laundry can be found off the living room. The entire first level has beautiful wood plank flooring. Upstairs you will find a large primary bedroom, two additional bedrooms, storage area, bathroom with soaker tub and skylight looking to the ocean. An additional bonus space above the kitchen for storage that can easily be converted into an office or living space. Groceries, hardware, NSLC, are just minutes away! Yarmouth is less than 30 minutes away where you can access large box stores like Walmart or hop on the CAT Ferry to



Maine, USA. The house has been updated over the past 10 years. Excellent high-speed internet (Bell Fib is also at the pole!)

Built in 1872

Essential Information

MLS® #	202221791
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,644
Year Built	1872
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 1st, 2023

Community Information

Address	1663 Highway 3
Area	Yarmouth
District	County Pubnico
Sub-District	East Pubnico
City	East Pubnico
County	Yarmouth
Province	NS
Postal Code	B0W 2A0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Wired, Circular Driveway, Parking Spaces(s)
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Microwave,

	Refrigerator
Heating	Baseboard
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Crawl Space, Full, Partial, Partially Finished

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Partially Cleared, Hardwood Bush, Landscaped, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter, Stone

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Keller Williams Select Realty
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Listing information last updated on October 24th, 2025 at 3:47am ADT