

# **\$295,000 - Baxters Harbour Road, Baxters Harbour**

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MLS® #202222925

**\$295,000**

Bedroom, Bathroom,  
Land on 28.90 Acres

V2, Baxters Harbour, NS

Rarely does a property of this size and presence become available in sought after Baxters Harbour! The 29 acres includes road frontage on two public roads and is partially cleared (currently being used as a hayfield) and partially wooded. The panoramic Bay of Fundy views that include Cape Split, fishing boats, sunsets and the highest tides in the world will take your breath away. Just a short walk will take you to the popular Baxters Harbours Beach and Falls and numerous hiking trails. With 135 feet of road frontage on Baxters Harbour Road and 335 feet on Old Baxter Mill Road, this lot has potential for subdivision. It carries split zoning - T1 and A2. Both Kings County zonings allow for multiple uses from residential, multi-family to recreational and agricultural. As a bonus, there is no deed transfer tax in Kings County! Build your dream home or hobby farm and use all 29 acres, or subdivide off a portion for your family or to recoup your investment. Come walk the land and choose where you would like to build - the possibilities are endless. Tranquility, salt air and the cry of gulls will fill your days and yet you are just 10 minutes away from all amenities in the historic town of Canning or 15 minutes from the bustling town of Kentville with one of the most well staffed and respected hospitals in Nova Scotia. Land in this area is incredibly hard to find now that the word is out that a Nordic Spa is being developed just down the road - literally under 1 mile from this property on Old Baxter Harbour



Road! Offers to be presented by Sept. 28th  
5:00pm and left open until Sept. 29th 9:00pm.

### Essential Information

MLS® #	202222925
Price	\$295,000
Acres	28.90
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	November 15th, 2022

### Community Information

Address	Baxters Harbour Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Baxters Harbour
County	Kings
Province	NS
Postal Code	B0P 1H0

### Amenities

Utilities	None
Parking	Dirt
View	Harbour, Ocean, Bay

### Exterior

Lot Description	Cleared, Partially Cleared, Rolling Slope, Wooded, 10 to 49.99 Acres
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### Additional Information

Zoning	T1 + A2
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### Listing Details

Listing Office	ViewPoint Realty
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Listing information last updated on October 12th, 2025 at 10:02am ADT