

\$89,900 - B-38 & B-39 Birchwood Trail, Cheverie

MLS® #202224934

\$89,900

Bedroom, Bathroom, 192 sqft
Residential on 11.00 Acres

V1, Cheverie, NS

Hidden away from the world, 5 minutes from the shores of the Minas Basin, are 11 acres of tranquil and private dreamland. Follow the year-round road of Birchwood Trail to your own parking area. This is where the adventure begins. A winding trail guides you through the tall trees. Pass over small bridges and you will see a cabin, perched atop a hill. This cabin overlooks a wide stream that meanders throughout the property, with its movement creating the perfect ambient sound. This water flows all year long, which means the cabin has unlimited running water. This is used for the sink, filtered drinking tap and hot shower (courtesy of the propane water heater). The shower shares a private room with a composting toilet. The main area of the cabin features a small kitchen, with a propane range, a dining table and a queen bed. The large wood stove keeps things cosy in the winter, and there is plenty of seasoned wood ready to burn. Electricity is provided by solar power. This system uses two rooftop panels, two inverters and two batteries to power lights, outlets, the water pump and the Starlink (Tesla) satellite internet. The internet speeds of this system will rival any city speeds, an unusual luxury in rural Nova Scotia. Back outdoors, you feel like the woods, and privacy, are infinite. The centrepiece of the area surrounding the cabin is a glorious wood-fired cedar hot tub, which sits on a small peninsula with the flowing water curving around it. This place is the perfect remedy for anybody feeling



tied down in their day-to-day routine. Maybe you're a hunter looking for a new base, or an entrepreneur looking to host guests and generate income. There are so many options when you're off the grid, and free.

Essential Information

MLS® #	202224934
Price	\$89,900
Square Footage	192
Acres	11.00
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Cottage/Camp
Status	Closed
Date Sold	November 15th, 2022

Community Information

Address	B-38 & B-39 Birchwood Trail
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Cheverie
County	Hants
Province	NS
Postal Code	B0N 2A0

Amenities

Parking	No Garage, Gravel, Parking Spaces(s)
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Range
Heating	Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Lot Description	10 to 49.99 Acres, Hardwood Bush, Softwood Bush, Wooded
Roof	Asphalt
Foundation	None

Additional Information

Zoning	N/A
--------	-----

Listing Details

Listing Office	Red Door Realty
----------------	-----------------

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 9:48am ADT