

\$399,000 - 353-355 Water Street, Westport

MLS® #202301425

\$399,000

4 Bedroom, Bathroom,
Residential Income on 0.56 Acres

V4, Westport, NS

Rental potential and a lovely home with an ocean view. Is retiring to become an inn keeper your dream? Do you need extra space for family and friends? This could be the property for you! With 2 separate lots and 3 buildings there are options galore! Enjoy the view from two large decks overlooking Grand Passage, watch sea life and the ferry boat passing by from this well cared for home while enjoying the income potential from the 3 unit rental on the property. The 3 bedroom home has large new windows (2021) making the house bright and showcasing beautiful water views. The hardwood floors gleam and there has been new carpet laid (2021). There are warm wood accents and built in cabinets and ample storage space. Other recent upgrades include metal roofing, and updated wiring with generator hook up. On the property is a 2 storey building housing 3 units, 2 bachelors and a 1 bedroom unit with kitchen. In the past these were rented out as summer and winter accommodations. The property is located on Brier Island a popular tourist destination with beaches, whale watching, bird sanctuary and many hiking trails. There is shopping, seasonal restaurants, a library, fire department, and the school located in Freeport a short ferry ride away. The free ferry crosses 24/7. Westport is lively in the summers allowing potential for a bustling rental business. Also on the property is a large wired garage which has an upstairs with separate entrance, which could be converted to further accommodations. The



possibilities with this property can only be imagined. Please do not hesitate to book a viewing today!

Essential Information

MLS® #	202301425
Price	\$399,000
Bedrooms	4
Acres	0.56
Type	Residential Income
Sub-Type	Quadruplex
Status	Closed
Date Sold	October 31st, 2023

Community Information

Address	353-355 Water Street
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Westport
County	Digby
Province	NS
Postal Code	B0V 1H0

Amenities

Utilities	Electricity Connected
Parking	Circular Driveway, Gravel, Paved
View	Harbour, Ocean

Interior

Interior Features	Dining Room
Appliances	Electric Cooktop, Electric Oven, Dishwasher, Refrigerator, Stove
Heating	Baseboard, Furnace, Hot Water
# of Stories	2
Has Basement	Yes
Basement	Partial, Unfinished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres
Roof	Asphalt, Metal
Construction	Vinyl Siding
Foundation	Stone

School Information

Elementary	Islands Consolidated School
Middle	Islands Consolidated School
High	Islands Consolidated School

Additional Information

Zoning	General Development
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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Listing information last updated on October 22nd, 2025 at 12:18am ADT