

\$64,900 - Lot 94, Clam Bay

MLS® #202302226

\$64,900

Bedroom, Bathroom,
Land on 1.63 Acres

35-A, Clam Bay, NS

Stunning building lot just a few minutes walk to one of Nova Scotia's most private, pristine sandy beaches. This lot has water view of the Salt Marsh where wild life abounds, a bird lovers paradise! Build your dream ocean home or cottage in the unique gated community of Abbacombe Ocean Village and let the sounds of the ocean lull you to sleep every night. You may have ocean view depending on the style home you build. This lot is ready to build upon as its partially cleared with a driveway already installed! Walk the pristine sandy beach for hours and barely see another soul. All daily amenities are only a short 15-20 minute drive without a stop light! Including hospital, groceries, banking, library, cafes, arena and many local craft shops and fresh markets along the way. 1 hour from international airport, 45 minutes to Dartmouth and the bridges to Halifax. Book your appointment now to walk this beautiful unique area of Nova Scotia



Essential Information

MLS® #	202302226
Price	\$64,900
Acres	1.63
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	August 14th, 2024

Community Information

Address	Lot 94
Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-A
City	Clam Bay
County	Halifax
Province	NS
Postal Code	B0J 2Y0

Amenities

Utilities	Cable Connected, Electricity Connected, High Speed Internet, Phone Connected
Parking	Dirt

Exterior

Lot Description	Partially Cleared, Hardwood Bush, Softwood Bush, 1 to 2.99 Acres
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School Information

Elementary	Oyster Pond Academy
Middle	Oyster Pond Academy
High	Eastern Shore District High School

Additional Information

Zoning	MU
HOA Fees	600

Listing Details

Listing Office	Sotheby's International Realty Canada
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Listing information last updated on October 15th, 2025 at 2:17am ADT