

\$279,000 - 27 Island View Crescent, Caribou River

MLS® #202303996

\$279,000

2 Bedroom, 1.00 Bathroom, 618 sqft

Residential on 1.23 Acres

#45, Caribou River, NS

Whether you are looking for a cozy year round home, a charming summer cottage with beautiful ocean views or an incredible opportunity to become a 5 star host on Airbnb, 27 Island View Crescent in Caribou River has it all! Located along the spectacular Sunrise Trail, one of Nova Scotia's most scenic drives, this property is nestled on a 1.23 acre lot amongst cottages and year round homes. Deeded access to "Rocky" and "sandy" beaches, as they are known by locals, are just a 1 minute and 3 minute walk away (respectively). This 2 bedroom home is move in ready! Recent updates include roof shingles (2020), heat pump, water heater, kitchen cabinets, flooring, 4pc bath, new gyprock, & stone patio completed in 2018. Sellers are including appliances and most furnishings -two double beds, sofa, kitchen table and chairs, towels, dishes, utensils and pots and pans! Electrical and plumbing hook ups in place to add a bunkie too! (bunkie in photos not included) You'll love every minute here! And speaking of minutes, with a 5 minute drive you'll be buying fresh lobster at the docks, a 13 minute drive brings you to amenities like groceries & building supplies in the historic town of Pictou. In 17 minutes you can drive to the PEI Ferry. In 35 minutes, you can be enjoying a refreshing Jitney from Tata Brewing in the charming town of Tatamagouche. Swim in the warmest waters north of the Carolinas, dine on Pictou County's famous pizza, explore unique



shops like Seafoam Lavender and Lismore Sheep Farm, enjoy golf courses, beaches, restaurants and more! If salt, sand and serenity are on your must have list, 27 Island View Crescent is a must see!

Built in 1994

Essential Information

MLS® #	202303996
Price	\$279,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	618
Acres	1.23
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 22nd, 2023

Community Information

Address	27 Island View Crescent
Area	Northern Region
District	108-Rural Pictou County
Sub-District	#45
City	Caribou River
County	Pictou
Province	NS
Postal Code	B0K 1H0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
View	Ocean
Waterfront	Ocean Access

Interior

Interior Features	High Speed Internet
Appliances	Stove, Refrigerator
Heating	Baseboard, Ductless
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

School Information

Elementary	West Pictou Consolidated School
Middle	West Pictou Consolidated School
High	Pictou Academy

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	East Coast Realty Ltd.
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Listing information last updated on November 1st, 2025 at 1:47am ADT