

\$115,000 - 1118 Highway 1, Little Brook

MLS® #202304420

\$115,000

4 Bedroom, 1.00 Bathroom, 957 sqft

Residential on 5.28 Acres

V4, Little Brook, NS

Are you looking for a fixer upper that has the potential of being a rental or year round home? This may be the property you've been searching for. Not only does this location have a great ocean view that looks over the beautiful St. Mary's Bay, it also sits at a location where many amenities + University St. Anne are nearby. Sitting on an approximate 5.25 acre lot, the back-end of the property is big enough to give you the space needed for any future build. Walking into the 1st floor of the home, you'll find a kitchen, dining room, living room, laundry room and full bathroom. Walking up to the second floor is where you'll find 4 bedrooms. 2x bigger bedrooms of identical sizes (13'x9'11") and 2x smaller rooms of identical sizes (7'x9'9"). Stairs can be found in a closet space to access the attic. This home has its own septic and had the power disconnected within the last 2 years simply due to the home being vacant and the expenses were unnecessary. It has a 100 Amp breaker panel in place for when the power gets reconnected. In the past, the home was heated by an oil - hot water furnace. The furnace and chimney are still in place. However, they are both in need of some TLC. Alternate heating sources should be considered for more efficiency. A dug well that feeds the home with water can be found outside. The well is full of water and approximately 17ft deep. A new pump will be needed to supply the home with water. This home is solid and with renovations involved,



this property could easily be turned into a cozy home! (Property is being sold "As is, where is".)

Built in 1930

Essential Information

MLS® #	202304420
Price	\$115,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	957
Acres	5.28
Year Built	1930
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 6th, 2023

Community Information

Address	1118 Highway 1
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Little Brook
County	Digby
Province	NS
Postal Code	B0W 1M0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Refrigerator
Heating	Furnace, Hot Water
# of Stories	1

Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Sloping/Terraced, Softwood Bush
Roof	Asphalt
Construction	Shingle Siding
Foundation	Stone

Additional Information

Zoning	General
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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Listing information last updated on November 5th, 2025 at 1:47pm AST