

\$299,900 - 8394 2 Highway, Southampton

MLS® #202304956

\$299,900

3 Bedroom, 1.50 Bathroom, 2,524 sqft

Residential on 12.80 Acres

N/A, Southampton, NS

COUNTRY CHARMER ON 12.8 ACRES! This incredible property is located in Southampton N.S. which is approx. 30 minutes from amenities of Amherst and 15 minutes from the Bay of Fundy and Parrsboro! An amazing candidate for anyone looking to Homestead, or Hobby Farm with the acreage and several outbuildings including a 24x36 wired garage however there is also an option to subdivide with a whopping 1700+ feet of road frontage! This home has been loved and cared for by the same family for over 40 years and itâ€™s quite obvious. Through the rear entrance youâ€™ll find a convenient mudroom, cozy family room with woodstove and access to the basement where youâ€™ll find an unexpected rec room! The remainder of the main level offers a bright kitchen, laundry/half bath, nice den/office, spacious formal dining room and an amazing sunroom on the front overlooking the rolling wild-blueberry hills! On the second level, youâ€™ll find a second ductless heat-pump, two guest bedrooms, a bright primary bedroom, and an updated full bath. Too much to list-A MUST SEE! Check out the multi-media link for 3D tour!!



Essential Information

MLS® #	202304956
Price	\$299,900
Bedrooms	3

Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,524
Acres	12.80
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 10th, 2023

Community Information

Address	8394 2 Highway
Area	Northern Region
District	102S-South of Hwy 104, Parrsboro and Area
Sub-District	N/A
City	Southampton
County	Cumberland
Province	NS
Postal Code	B0M 1W0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Wired, Circular Driveway, Gravel
# of Garages	2
Is Waterfront	Yes
Waterfront	River Front, Stream/Pond

Interior

Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Partially Finished

Exterior

Lot Description	10 to 49.99 Acres, Partial Landscaped, Sloping/Terraced
Roof	Asphalt, Metal
Construction	Wood Siding
Foundation	Block, Concrete Perimeter

School Information

Elementary	Parrsboro Regional Elementary School
Middle	Parrsboro Regional High School
High	Parrsboro Regional High School

Additional Information

Zoning	Res
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Listing Details

Listing Office	Royal LePage Cumberland Realty Ltd.
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Listing information last updated on November 5th, 2025 at 8:02am AST