

# \$149,000 - 1115 Weymouth Falls Road, Weymouth Falls

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MLS® #202310000

**\$149,000**

Bedroom, Bathroom,  
Land on 11.61 Acres

V4, Weymouth Falls, NS

Now available, a unique and hard to find 11 acres parcel of land boasting 818 feet of waterfront on the incredible and sought after Sissiboo River. What makes the property so valuable is that it has full water access including a boat launch area on the Nova Scotia Power reservoir on the Sissiboo with a private roadway to the launch. Only 5 minutes and 5 paved kms from the town of Weymouth with all amenities as well as power and internet at the roadside, this could become a permanent residence to build on or an ample and diverse recreational spot to develop. If your challenge is to restore a very old and abandoned house, or completely start anew this 11+ acre property only a few minutes from Weymouth is just right to begin the adventure. Once a lively and deeply rooted in family homestead, evidence is everywhere of the bountiful orchards and farm style landscape. This becoming very popular area rarely offers a property with so much potential. Must be viewed to be appreciated!



## Essential Information

MLS® #	202310000
Price	\$149,000
Acres	11.61
Type	Land
Sub-Type	Unimproved Land
Status	Closed

Date Sold                July 27th, 2023

### **Community Information**

Address                1115 Weymouth Falls Road  
Area                    Annapolis Valley  
District                Digby County  
Sub-District           V4  
City                    Weymouth Falls  
County                Digby  
Province               NS  
Postal Code           B0W 1H0

### **Amenities**

Utilities               Cable Connected, Electricity Connected, High Speed Internet, Phone  
                             Connected, To Be Verified  
Parking                Aggregate  
View                    River  
Is Waterfront        Yes  
Waterfront            River Front, River Access

### **Exterior**

Lot Description       Partially Cleared, Hardwood Bush, Not Landscaped, Sloping/Terraced,  
                             Softwood Bush, 10 to 49.99 Acres

### **Additional Information**

Zoning                Res

### **Listing Details**

Listing Office        Engel & Volkers (Annapolis Royal)

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