

\$775,000 - 7222 Highway 331, Broad Cove

MLS® #202310097

\$775,000

3 Bedroom, 2.00 Bathroom, 2,969 sqft

Residential on 2.55 Acres

C2, Broad Cove, NS

Standing on the large ocean-facing balcony, you can see and hear the hush of waves crashing against the rocks of Broad Cove. This vista is central to the house on top of the hill at 7222 Highway 331; almost every window has a view of the ocean. From its beautifully curated lawn to the sunroom, this property is dedicated to enjoying the salt air in luxury. Featuring a small greenhouse, a woodshed and a large double garage, the approx. 2.55 acre property comes prepared for your outdoor needs. Stepping inside the home, you will instantly be drawn to the hardwood floors, cathedral ceiling and grand windows which offer a magnificent view of the cove below. The living room is equipped with a wood fireplace to make it cozy and leads directly into a fully renovated kitchen with gas range and in-floor heat. Two bedrooms and a bathroom round out upstairs. The home also features a large downstairs, offering another ocean view, and equipped with an office, laundry room, another bedroom and a beautiful bathroom (it includes a luxurious tub and in-floor heat). The property is located in the charming rural community of Broad Cove, which offers great amenities including the Petite Rivière General Store, the Ospreys Nest Public House (a favourite local restaurant), the Broad Cove Cafe (seasonal) and Petite Rivière Elementary. You will only be a short drive away from some of the best beaches along the South Shore, including Cherry Hill, Rissers and Crescent Beach. Groceries, cafes,



restaurants, a hospital and other amenities are a 30 minute drive to Bridgewater and an hour and a half to Halifax. So, if the sound of ocean waves is music to your ears, inquire now before this property is gone.

Built in 1982

Essential Information

MLS® #	202310097
Price	\$775,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,969
Acres	2.55
Year Built	1982
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	August 8th, 2023

Community Information

Address	7222 Highway 331
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	Broad Cove
County	Lunenburg
Province	NS
Postal Code	B0J 2H0

Amenities

Utilities	Cable Connected, Electricity Connected
Parking Spaces	2
Parking	Detached, Double, Wired, Paved
# of Garages	2
View	Ocean

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Propane Cooktop, Electric Oven, Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Water Purifier
Heating	Furnace, In Floor, Stove
Fireplace	Yes
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Finished

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Petite Riviere Elementary School
Middle	Hebbville Academy
High	Park View Education Centre

Additional Information

Zoning	Unzoned
--------	---------

Listing Details

Listing Office	RE/MAX Banner Real Estate (Bridgewater)
----------------	---

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on October 18th, 2025 at 11:17am ADT