

# \$494,500 - 46 Sailors Rest Lane, Bayhead

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MLS® #202311980

**\$494,500**

3 Bedroom, 2.50 Bathroom, 1,576 sqft

Residential on 7.30 Acres

N/A, Bayhead, NS

Welcome to Livia Shores. Welcome to ocean front living on the shores of Tatamagouche Bay and The Northumberland Strait. Located just 5 minutes from the village of Tatamagouche this ocean side community is the ideal location for your full time 4 season home, family summer retreat or vacation rental investment property in a municipality that welcomes vacation rentals. This exclusive 15 lot community features its own private waterfront park including community gazebo, outdoor cooking area, picnic area, private beach side lounging, outdoor fire pit, community gardens, outdoor games area and much more. Optional vacation rental management and year-round maintenance packages are also available. Livia Properties is proud to introduce "The Belay". This 1576 square foot ocean front gem has it all. With 951 square feet on the main floor and 625 square feet of loft space this open concept 3 bedroom 2 1/2 bath ocean retreat is perfect for that weekend getaway or as a full-time residence. With a full glass front the open concept kitchen, living room and dining room offers unobstructed views of the beach, Tatamagouche Bay and the Northumberland Strait. The main floor primary bedroom with ensuite bathroom, custom tiled shower and walk in closet will make you want to lay in bed just to listen to the waves. If you prefer to sit with a good book the loft is the place to be. Overlooking the kitchen and living room below, with plenty of windows to maximize the ocean



front views, the loft features a peaceful reading area, 2 bedrooms and a full 4-piece bath. If you get in early enough, you can customize this to make it your own. From paint colours to cabinet designs to flooring selections this can be your personalized new ocean front home. You could even add a walk out basement and make this a legal 2-unit home, but only 2 of those lots are available. To see more info and floor plan options visit the Livia Properties website or follow us on Facebook and Instagram.

**Essential Information**

MLS® #	202311980
Price	\$494,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,576
Acres	7.30
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	April 17th, 2024

**Community Information**

Address	46 Sailors Rest Lane
Area	Northern Region
District	103-Malagash, Wentworth
Sub-District	N/A
City	Bayhead
County	Colchester
Province	NS
Postal Code	B0K 1V0

**Amenities**

Utilities	Electric, Other
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Parking	No Garage, Assigned, Paved
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Interior Features	Ensuite Bath
Heating	Baseboard, Fireplace(s), Ductless
Cooling	Ductless
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Stories	Two
Basement	None

## Exterior

Lot Description	3 to 9.99 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding, Other
Foundation	Concrete Perimeter

## School Information

Elementary	Tatamagouche Regional Academy
Middle	Tatamagouche Regional Academy
High	Tatamagouche Regional Academy

## Additional Information

Zoning	CONDO
HOA Fees	160
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Air Realty Limited
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Listing information last updated on October 11th, 2025 at 7:47pm ADT