

# \$25,900 - Lot B-2 3 Highway, Birchtown

MLS® #202313270

**\$25,900**

Bedroom, Bathroom,  
Land on 3.55 Acres

F3, Birchtown, NS

This almost 4-acre lot could be a dream come true for those seeking to build their ideal property. Boasting a plethora of enticing features, this land offers an incredible investment opportunity. Situated just a shortwalk from the picturesque Ocean Bay of Birchtown, you can indulge in the beauty of the nearby coastline whenever you desire. Convenience is key, and this property delivers. The historic seaside town of Shelburne is a mere 5-minute drive away, ensuring all your essential amenities are within easy reach. Whether it's shopping, dining, or entertainment, you'll find everything you need in close proximity. Embrace the Southern NS lifestyle, renowned for its warm climate, by making this lot your home. With numerous beaches dotting the surrounding area, you'll have endless opportunities to relax, unwind, and bask in the coastal splendor.



## Essential Information

MLS® #	202313270
Price	\$25,900
Acres	3.55
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	January 26th, 2024

## Community Information

Address	Lot B-2 3 Highway
Area	South Shore
District	407-Shelburne County
Sub-District	F3
City	Birchtown
County	Shelburne
Province	NS
Postal Code	B0T 1W0

### **Amenities**

Utilities	Cable Connected, Electricity Connected, High Speed Internet, Phone Connected
Parking	None

### **Exterior**

Lot Description	Hardwood Bush, Softwood Bush, Wooded, 3 to 9.99 Acres
-----------------	---

### **School Information**

Elementary	Hillcrest Academy
Middle	Shelburne Regional High School
High	Shelburne Regional High School

### **Additional Information**

Zoning	Residential
--------	-------------

### **Listing Details**

Listing Office	Royal LePage Atlantic (Mahone Bay)
----------------	------------------------------------

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 14th, 2025 at 11:32pm ADT