

# \$299,900 - 6540 Highway 3, Western Shore

MLS® #202314383

## \$299,900

3 Bedroom, 1.00 Bathroom, 960 sqft  
Residential on 0.30 Acres

A2, Western Shore, NS

This cozy mostly renovated home on municipal sewage is just 5 minute walk away from a lovely walk along the water where the Western Shore Pubic Ocean Boat Launch, with playground and nature trails also within walking distance. This small tourist community outside of Mahone Bay and Chester has lots to offer with many small shops nearby. This could be your next Airbnb, coastal getaway or cozy country home. The avid Gardner will love the attached greenhouse and raised garden beds as well as the company and eggs the chicken will bring. Custom chicken coop can be negotiated as part of the deal (Hens and rooster not included). School bus stops in front of home across the street. The home is heated by heat pump, oil and wood. Fiberglass oil tank. Recently serviced hot water oil fired furnace. Home uses 1.5 cords in the winter, wood stove purchased in 2021.



### Essential Information

MLS® #	202314383
Price	\$299,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.30
Type	Residential

Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 10th, 2023

### **Community Information**

Address	6540 Highway 3
Area	South Shore
District	405-Lunenburg County
Sub-District	A2
City	Western Shore
County	Lunenburg
Province	NS
Postal Code	B0J 3M0

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Dirt, Gravel, Parking Spaces(s)

### **Interior**

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Furnace, Ductless, Hot Water
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

### **Exterior**

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block

### **School Information**

Elementary	Chester District Elementary School
Middle	Chester Area Middle School
High	Forest Heights Community School

### **Additional Information**

Zoning

Residential

## **Listing Details**

Listing Office

EXP Realty of Canada Inc.

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Listing information last updated on October 14th, 2025 at 5:47pm ADT