

\$199,000 - 3063 Highway 3, Barrington Passage

MLS® #202320174

\$199,000

4 Bedroom, Bathroom,
Residential Income on 0.86 Acres

G2, Barrington Passage, NS

This waterfront property is situated in a preferred area along the shores of Hospital Cove that leads to the Atlantic Ocean. There are so many possibilities to consider whether you are looking for personal housing or an investment property. It's a 4 bedroom 2 bath home that has been converted to a Duplex. Recently renovated with vinyl windows, exterior back wall, interior updates, some new laminate/vinyl plank floors and more. Each level has 2 bedrooms, living room, kitchen, 1 bath and laundry space (the lower unit is the largest). Electric heat in each unit with its own meter. The lower level also has a ductless heat pump. The house could easily be opened back to a large family home. Or, live on the main level, which is currently vacant, and continue to rent the upper level to the responsible long term tenant. The land is partially landscaped with a circular driveway and adequate parking spaces. There's potential to develop an area to open up the waterview you already have and put a gazebo/fire pit area. Within 10 minutes to several white sand beaches. The area is known as the Lobster Capital of Canada. A place where you always feel like you are on vacation. Opportunities like this don't come along often.



Essential Information

MLS® # 202320174

Price	\$199,000
Bedrooms	4
Acres	0.86
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Date Sold	March 5th, 2024

Community Information

Address	3063 Highway 3
Area	South Shore
District	407-Shelburne County
Sub-District	G2
City	Barrington Passage
County	Shelburne
Province	NS
Postal Code	B0W 1G0

Amenities

Utilities	Electricity Connected
Parking	Circular Driveway, Gravel, Parking Spaces(s)
View	Bay, Ocean
Is Waterfront	Yes
Waterfront	Waterfront, Ocean Front, Access: Bay, Ocean Access

Interior

Appliances	Stove, Dishwasher, Refrigerator
Heating	Baseboard, Ductless
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	0.5 to 0.99 Acres
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter, Stone

Additional Information

Zoning	Res
--------	-----

Listing Details

Listing Office EXIT Realty Inter Lake (Barrington Passage)

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 12th, 2025 at 2:02am ADT