

\$929,000 - 931 Highway 19, Troy

MLS® #202322060

\$929,000

12 Bedroom, Bathroom,
Residential Income on 6.45 Acres

N/A, Troy, NS

Welcome investors, entrepreneurs and ocean enthusiasts to this 6.45 acre property overlooking breathtaking water views which is a rare find these days. If you don't mind sleeping to the soothing sounds of the ocean and the therapeutic sceneries, then look no further than this beautiful property offering endless possibilities. Located just 10 minutes from amenities of Port Hawkesbury and NSCC, and with direct access to the Cape Breton trail. Setting up your roots at this lovely retreat while earning significant income with 6 cabins fully winterized cottages facing the Northumberland strait(home of the warmest ocean water in Canada). There is also a self-managed, fully occupied 24-unit storage facility to the right as you enter the property. This is the perfect lifestyle for people who want to enjoy the best of both worlds: generate income, and live in nature. This stunning property has recently refreshed cottages and has been recently cleared to allow for additional buildings, Domes, yurts, camping or even an RV campground to be added. Each of the 6 year round cottages features 2 bedrooms, a 3-piece bathroom, a living room, dining area, a full kitchen and a heat pump for heating and cooling. Tenants have access to a coin-operated washer/dryer onsite. A seventh building on the property is perfect for an office, coffee shop, or could be converted into another rental or even an apartment style dwelling. Demand exceeds supply in this thriving community. The cottages can be



rented year round by local residents or weekly during the peak spring/summer and winter months attracting trail recreational users. This property is not restricted to foreign buyers and would be the perfect investment to add to your real estate portfolio. There is also another lot on the water which will be also available for sale with this lot but not separately for 60K (PID 50339746), offering direct water frontage to build your own haven!

Built in 1996

Essential Information

MLS® #	202322060
Price	\$929,000
Bedrooms	12
Acres	6.45
Year Built	1996
Type	Residential Income
Sub-Type	Multi Family
Status	Closed
Date Sold	June 24th, 2024

Community Information

Address	931 Highway 19
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	Troy
County	Inverness
Province	NS
Postal Code	B9A 1E9

Amenities

Utilities	Cable Connected, Phone Connected, Electricity Connected
Parking	Dirt, Gravel
View	Lake
Is Waterfront	Yes

Waterfront	Ocean Front
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Interior

Interior Features	Dining Room, Locker, Storage
Appliances	Stove, Refrigerator, Washer, Dryer
Heating	Baseboard, Ductless
Cooling	Air Conditioning
Basement	None

Exterior

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

School Information

Elementary	Bayview Education Centre
High	Dalbrae Academy

Additional Information

Zoning	no zoning
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Listing Details

Listing Office	Sutton Group Professional Realty
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Listing information last updated on October 29th, 2025 at 6:32pm ADT