

\$995,000 - 4912 Highway 203, Upper Ohio

MLS® #202324435

\$995,000

3 Bedroom, 2.50 Bathroom, 4,689 sqft

Residential on 7.80 Acres

F3, Upper Ohio, NS

Nestled within a serene 7.8-acre expanse, this extraordinary home embodies the pinnacle of lakeside living. Embracing a coveted 1600 feet of waterfront along the illustrious Lake Philip, this property creates a lifestyle of unmatched serenity and sophistication. Upon entering the grounds via the extended driveway, a meticulously manicured landscape whispers a promise of the exceptional experiences that await. Every facet of this residence has been thoughtfully curated and uniquely designed, ensuring an unparalleled living experience. A covered veranda sets a tone, leading into a sprawling foyer that welcomes guests graciously. The gourmet kitchen, a culinary masterpiece, boasts bespoke cabinetry, quartz countertops, and an exquisite hammered copper under-mount double sink. An expansive island invites culinary creativity or casual dining, seamlessly merging with the dining and living spaces that offer panoramic vistas of the tranquil lake. Step into the screened-in porch adjacent to the dining area, an idyllic retreat for unwinding while indulging in the breathtaking natural panorama. A spacious family room exudes warmth, featuring a fireplace and access to a balcony where the beauty of early morning sunrises and evenings in the hot tub unfold. Upstairs a lavishly appointed bathroom showcasing intricate tilework, a glass shower, and a fantastic soaker tub. Both the primary and secondary bedroom offer mesmerizing lake views. Conveniently located laundry facilities



complement these main bedrooms. The lower levels offer additional spaces for leisure, including a third bedroom, bath, and ample storage on one wing, while an entertainment haven equipped with a wet bar adorns the other. A 3-bay detached garage, complete with oversized doors, effortlessly accommodates vehicles and lake-bound accessories. Lakeside, a private boat launch with a gentle slope ensures seamless loading and unloading of boats for residents to revel in the tranquility of Philip Lake’s waters.

Essential Information

MLS® #	202324435
Price	\$995,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	4,689
Acres	7.80
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 16th, 2024

Community Information

Address	4912 Highway 203
Area	South Shore
District	407-Shelburne County
Sub-District	F3
City	Upper Ohio
County	Shelburne
Province	NS
Postal Code	B0T 1W0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	3
Parking	Detached, Triple, Wired, Circular Driveway, Gravel
# of Garages	3
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Electric Cooktop, Oven, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Fireplace(s), Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Balcony
Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped, Level, Wooded
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Royal LePage Atlantic (Mahone Bay)
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