

\$499,000 - 6376 207 Highway, Grand Desert

MLS® #202324724

\$499,000

Bedroom, Bathroom,
Land on 23.00 Acres

31-C, Grand Desert, NS

Your coastal dreams await at this spectacular 23-acre oceanfront piece of paradise. Spanning an impressive 2183 feet of ocean frontage, this lot promises awe-inspiring views and an idyllic connection to the maritime landscape. Nestled in a prime location, this property offers an extraordinary canvas for your ideal oceanside lifestyle while only being 20 minutes to Dartmouth and 30 minutes to Halifax. Renowned surfing destination, Lawrencetown Beach and Porters Lake lie in close proximity providing an exhilarating escape for water enthusiasts. The property's waterfront is situated along an inlet allowing for calmer water activities like canoeing, fishing, or swimming. There is a gravel driveway leading into the property as it once had an original "homestead". The Halifax Planning and Development Department has confirmed the potential to subdivide the land into 3 lots effortlessly. However, they stated the Regional Subdivision By-Law offers exemptions which could allow the possibility of more lots tailored to the buyers vision. Whether you envision an exclusive estate or a thoughtfully planned community, this oceanfront haven offers a rare opportunity for the astute investor or visionary homeowner. Discover the harmony of nature on this expansive property, where you can create your dream home surrounded by the tranquility of the ocean, lush greenery, and the serenade of coastal wildlife. This is more than a real estate investment; it's an opportunity to craft a legacy in a location where every day



feels like a vacation.

Essential Information

MLS® #	202324724
Price	\$499,000
Acres	23.00
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	February 16th, 2024

Community Information

Address	6376 207 Highway
Area	Halifax - Dartmouth
District	31-Lawrencetown, Lake Echo, Porters Lake
Sub-District	31-C
City	Grand Desert
County	Halifax
Province	NS
Postal Code	B0J 2L0

Amenities

Utilities	None
Parking	Gravel
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Exterior

Lot Description	10 to 49.99 Acres
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School Information

Elementary	Porters Lake Elementary School
Middle	Gaetz Brook Junior High School
High	Eastern Shore District High School

Additional Information

Zoning	RE
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Listing Details

Listing Office

Red Door Realty

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