

\$375,000 - 8406 Highway 217, Centreville

MLS® #202401156

\$375,000

Bedroom, Bathroom,
Land on 143.55 Acres

V4, Centreville, NS

Welcome to 143 acres of woodlands, pastures and ocean frontage located 20 kms from the centre of Digby. The entrance of this magnificent estate greets you with apple tree dotted pastures, a riparian area of flowing watercourses, a beautifully contoured forested area prior to arriving at the summit, which encompasses a 360-degree sprawling ocean and valley view. A 1km crushed rock driveway and over 1km of trails provide this full sun property with varieties of development options. Watch the sun rise from the east over St Mary's Bay and watch it set west into the Bay of Fundy. There is 695 feet of accessible oceanfront on St Mary's Bay. The land is ready for a variety of uses from growing fruits/vegetables/grapes, the ability to have livestock, the freedom to hunt or fish. Ever wanted a Xmas tree farm? The crop is ready for grooming, or perhaps even build a resort or private getaway. If the land mammals get boring to watch you could look to the sea to watch seals, dolphins, and the occasional whale. Looking to the west from the summit there are sensational views of the Bay of Fundy, the Island of Grand Manan, and the ships passing in between as well as the valley. To the east across St Mary's Bay is the historic Gilbert's Cove lighthouse and the expansive view, which takes in most of the Bay's western shore including another incredible historic view of the spire of the Church at Clare. The top of Rocky Ridge Estate, the summit, has approximately 10



acres cleared with a prepared building site, garden, and yard site development, and also the 4-wheel drive access road to Saint Mary's Bay. The area is ideal to build off-grid. There is an estimated 30 cleared acres of land with around 20 seeded to hay. At one time it was a small farm, but the house was beyond repair, was demolished and hauled away. It must be seen to be believed. Imagine your morning walks being measured in kilometres without leaving the yard. Book a showing and experience it for yourself!

Essential Information

MLS® #	202401156
Price	\$375,000
Acres	143.55
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	April 11th, 2024

Community Information

Address	8406 Highway 217
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Centreville
County	Digby
Province	NS
Postal Code	B0V 1A0

Amenities

Utilities	Cable Connected, Electricity Connected, High Speed Internet, Phone Connected, To Be Verified
Parking	Gravel
View	Ocean, Bay
Is Waterfront	Yes
Waterfront	Waterfront, Ocean Front, Access: Bay, Ocean Access

Exterior

Lot Description Partially Cleared, Hardwood Bush, Partial Landscaped, Softwood Bush,
Over 100 Acres

Additional Information

Zoning GD

Listing Details

Listing Office Engel & Volkers (Annapolis Royal)

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 16th, 2025 at 3:20pm ADT