

\$185,000 - Lot 2 West Sable Road, West Middle Sable

MLS® #202402048

\$185,000

Bedroom, Bathroom,
Land on 24.65 Acres

F2, West Middle Sable, NS

Discover the enchanting allure of the Sable River Estuary, an integral part of the renowned Sable River Bird Sanctuary. Immerse yourself in the splendor of this 24.6-acre haven, boasting an impressive 1,200 feet of shoreline that beckons to those who cherish both avian wonders and the captivating embrace of the ocean. This extraordinary property serves as a canvas for you to craft a home that mirrors the vibrancy of the unique ecosystem it inhabits. Wake up to breathtaking sunrises while enjoying year-round bliss on your private sandy beach. Delight in the rhythm of the tidal river, ideal for kayaking and canoeing enthusiasts seeking exploration along the picturesque coastline or venturing further upstream. Accessed through a deeded shared driveway, with power extending almost to the property boundary, convenience meets nature seamlessly. This surveyed property is your blank canvas to build your dream retreat. The Sable River Bird Sanctuary is a winter haven for Canadian Geese, American Black Duck, Green-winged Teal, and other bird species. The salt marshes flanking the river and the abundance of eelgrass in the shallow waters near the shore attract migratory birds, ensuring a lively spectacle even in winter. Only 20 minutes from the charming town of Shelburne, 2 hours from the airport, and an easy hour and 45 minutes from Halifax, this property provides a harmonious blend of nature immersion and accessibility to amenities. Embrace a lifestyle where the symphony of bird calls harmonizes



with the soothing sounds of the ocean – a paradise for bird lovers and ocean enthusiasts alike.

Essential Information

MLS® #	202402048
Price	\$185,000
Acres	24.65
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	September 3rd, 2024

Community Information

Address	Lot 2 West Sable Road
Area	South Shore
District	407-Shelburne County
Sub-District	F2
City	West Middle Sable
County	Shelburne
Province	NS
Postal Code	B0T 1V0

Amenities

Utilities	None
Parking	Dirt
View	River
Is Waterfront	Yes
Waterfront	River Front, Ocean Access, River Access, Access: Year Round Road, Stream/Pond

Exterior

Lot Description	Level, Softwood Bush, Wooded, 10 to 49.99 Acres
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Additional Information

Zoning	Gen Dlvp
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Listing Details

Listing Office

Sotheby's International Realty Canada

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