

\$154,900 - Lot 1 Sober Island, Watt Section

MLS® #202402087

\$154,900

Bedroom, Bathroom,
Land on 94.20 Acres

35-C, Watt Section, NS

Welcome to the enchanting area of Sober Island Road in the coveted Watt Section of Nova Scotia! An extraordinary opportunity awaits as we proudly present a 94-acre canvas of untouched wilderness nestled in the heart of Eastern Shore. Immerse yourself in the limitless potential for development, recreation, and investment that this pristine parcel of land offers. Situated along the picturesque Sober Island Road ~ Passage Road, this property boasts a location that is nothing short of exceptional. Revel in the breathtaking views, rugged coastlines, and a plethora of outdoor adventures that define this desirable area. With convenient access to Halifax and nearby towns, discover the perfect blend of seclusion and convenience on this 94-acre haven. This unique offering showcases a harmonious blend of natural growth and development opportunities. Embrace the proximity to the Atlantic Ocean, granting unparalleled access to premier fishing, kayaking, and boating experiences. The diverse landscape, adorned with a mix of trees, creates an ideal setting for forestry enthusiasts or those seeking a retreat for hunting activities. Zoned as rural resource, this property beckons as an ideal parcel for your private estate, vacation home, or any vision you may have. Benefit from well-established infrastructure, ensuring easy access to reliable utilities such as electricity and high-speed internet. The convenience of road accessibility further enhances the ease of



transporting equipment, supplies, and materials to this idyllic location. Seize the opportunity to be part of a legacy with this prime real estate. Enveloped in stunning natural beauty and promising long-term value growth, this property is a haven for investors, developers, and conservationists alike. Don't let this chance slip away – secure your stake in the future and avoid the regret of saying, "I should have bought it when I saw it!" Your dream property awaits on Sober Island Road.

Essential Information

MLS® #	202402087
Price	\$154,900
Acres	94.20
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	March 28th, 2024

Community Information

Address	Lot 1 Sober Island
Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-C
City	Watt Section
County	Halifax
Province	NS
Postal Code	B0J 2R0

Amenities

Utilities	None
Parking	None

Exterior

Lot Description	Hardwood Bush, Not Landscaped, Softwood Bush, 50 to 100 Acres
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School Information

Elementary	Marine Drive Academy
Middle	Marine Drive Academy
High	Marine Drive Academy

Additional Information

Zoning	RES-COMM
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Listing Details

Listing Office	RE/MAX Nova
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Listing information last updated on October 24th, 2025 at 7:17pm ADT