

\$569,000 - 2304 Highway 332, Bayport

MLS® #202408427

\$569,000

3 Bedroom, 2.00 Bathroom, 2,118 sqft

Residential on 1.55 Acres

B3, Bayport, NS

Rarely does such a beautiful property come on the market. Welcome to 2304 Highway 332! This custom built 3 bed 2 bath home is nestled on a private ocean front lot just 10 minutes from Lunenburg, a UNESCO World Heritage Site. With over 650 feet of waterfront and a little wharf, this house is an ocean lovers dream! The beautifully landscaped and private grounds have hosted not just garden parties, but a wedding as well and one can see why. Among the trees one also finds a large detached wired and heated garage and workshop with unlimited possibilities. With some updates and upgrades this house could be modernized exactly the way you want it! The house is a custom built multi-level 2 story home with ocean views both on the main and top floor. Upon entering the foyer one is greeted by a 3PC bath to the left with main floor laundry. Further forward one finds an open kitchen with a corner dining nook with incredible views. Off of the kitchen there is a grand living room with vaulted ceilings and two bedrooms. A staircase leads to a large landing perfect for more seating or a work area. There is a large primary bedroom with ensuite bath and an additional office, sun room, or sleeping area. Finally, in the basement is a perfect den with an office space and woodstove. A utility room and another workshop boasting a 200amp panel is found across the basement. This home is waiting for new owners to make priceless memories next to the sea. Video Tour available below. Don't hesitate, book



your showing!

Built in 1988

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 202408427 |
| Price | \$569,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,118 |
| Acres | 1.55 |
| Year Built | 1988 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Date Sold | October 16th, 2024 |

Community Information

| | |
|--------------|----------------------|
| Address | 2304 Highway 332 |
| Area | South Shore |
| District | 405-Lunenburg County |
| Sub-District | B3 |
| City | Bayport |
| County | Lunenburg |
| Province | NS |
| Postal Code | B0J 2C0 |

Amenities

| | |
|----------------|-------------------------------------------------------------------|
| Utilities | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2 |
| Parking | Detached, Double, Heated Garage, Wired, Gravel |
| # of Garages | 2 |
| View | Bay, Harbour, Ocean |
| Is Waterfront | Yes |
| Waterfront | Harbour, Ocean Front, Access: Boat, Access: Harbour, Ocean Access |

Interior

| | |
|-------------------|----------------------------------------------------------------------|
| Interior Features | High Speed Internet |
| Appliances | Oven, Range, Dishwasher, Dryer, Washer, Refrigerator, Water Softener |
| Heating | Baseboard, Stove |
| Fireplace | Yes |
| Fireplaces | Fireplace(s) |
| # of Stories | 2 |
| Stories | 2 Storey |
| Has Basement | Yes |
| Basement | Partially Finished |

Exterior

| | |
|-------------------|-----------------------------------------------------|
| Exterior Features | Dock |
| Lot Description | 1 to 2.99 Acres, Cleared, Landscaped, Level, Wooded |
| Roof | Asphalt |
| Construction | Wood Siding |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|--------|------|
| Zoning | RU-3 |
|--------|------|

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Sutton Group Professional Realty |
|----------------|----------------------------------|

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 12th, 2025 at 2:02am ADT