

# \$229,999 - East Berlin Road, East Berlin

MLS® #202409453

**\$229,999**

Bedroom, Bathroom,  
Land on 1.63 Acres

E3, East Berlin, NS

Prime oceanfront lot in East Berlin (i.e Pudding Pan) - your opportunity for coastal living! Experience the sights, the sounds and the fresh air of bold Nova Scotia ocean front. Located on Nova Scotia's stunning South Shore, it is known for its idyllic landscapes and vibrant maritime culture. This elevated and private 1.6- acre parcel has approximately 165 feet of ocean frontage and is located in the charming village of East Berlin, NS. The lot is partially cleared with an existing driveway and a 600 sq ft garage on a concrete slab with a 200 AMP service in place and could be easily turned into a stand-alone small home/Airbnb or sleeping quarters for your dream home (approved septic design 2021 have been completed). The area is quiet and peaceful, allowing you to escape everyday life's stress. To make this slice of heaven even more perfect, the pristine white sands of Ragged Harbour Beach are literally a two-minute walk away. The immediate area has a good mix of year-round residents and seasonal visitors. The location also already boasts several popular Air BNB rentals and is perfect for one more. Did we mention that the white sands of Beach Meadows Beach Provincial Park and Eagle Head Beach are just a short drive away? The parcel is located minutes from the quaint town of Liverpool or the vibrant village of Port Medway and 1.5 hours from Halifax and its international airport. Whether you're considering building your forever home or looking to invest in a



promising property, this opportunity has the potential to yield substantial returns over time. With its natural beauty, inviting community, and increasing interest from developers, now is the perfect time to invest in this exclusive lot and embrace a life of oceanside tranquility.

**Essential Information**

|           |                 |
|-----------|-----------------|
| MLS® #    | 202409453       |
| Price     | \$229,999       |
| Acres     | 1.63            |
| Type      | Land            |
| Sub-Type  | Unimproved Land |
| Status    | Closed          |
| Date Sold | July 4th, 2024  |

**Community Information**

|              |                   |
|--------------|-------------------|
| Address      | East Berlin Road  |
| Area         | South Shore       |
| District     | 406-Queens County |
| Sub-District | E3                |
| City         | East Berlin       |
| County       | Queens            |
| Province     | NS                |
| Postal Code  | B0J 1H0           |

**Amenities**

|               |                           |
|---------------|---------------------------|
| Utilities     | None                      |
| Parking       | Dirt                      |
| View          | Ocean                     |
| Is Waterfront | Yes                       |
| Waterfront    | Ocean Front, Ocean Access |

**Exterior**

|                 |   |
|-----------------|---|
| Lot Description | Partially Cleared, Softwood Bush, 1 to 2.99 Acres |
|-----------------|---|

**School Information**

|            |                              |
|------------|------------------------------|
| Elementary | Dr. John C. Wickwire Academy |
|------------|------------------------------|

|        |                                |
|--------|--------------------------------|
| Middle | South Queens Middle School     |
| High   | Liverpool Regional High School |

### **Additional Information**

|        |     |
|--------|-----|
| Zoning | RES |
|--------|-----|

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | Exit Realty Metro |
|----------------|-------------------|

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Listing information last updated on October 13th, 2025 at 8:47pm ADT