

\$279,000 - 1195 Highway 335, Middle West Pubnico

MLS® #202416066

\$279,000

4 Bedroom, 2.00 Bathroom, 1,416 sqft

Residential on 1.50 Acres

Middle West Pubnico, Middle West Pubnico,
NS

Charming Oceanfront Bungalow in Pubnico! Discover coastal tranquility with this 4-bedroom, 1.5-bath bungalow set on 1.5 acres of oceanfront property in Pubnico. Take a walk to the shore and enjoy harbour views while the house offers a blend of comfort and modern amenities. Main Floor Highlights include open concept living: The inviting layout seamlessly connects the kitchen, dining area, and spacious living room, featuring a cozy insert fireplace for a warm, inviting ambiance. The primary suite offers a convenient en suite half bath. There is a full bath with in-floor heating and a second main floor bedroom. Also featured on this level is the laundry room, located for easy access and functionality. The lower level features versatile space with two additional bedrooms, a flexible work area with direct access to the beautiful backyard, perfect for outdoor activities. Equipped with heat pumps on both levels and a furnace with a newer oil tank, ensuring cost-effective warmth throughout the home. Set on 1.5 acres with direct harbour frontage, offering ample outdoor space. Enjoy gardening in the greenhouse. The covered back deck is ideal for relaxing. A heated and wired detached 2-car garage provides plenty of storage and workspace. The driveway is paved for convenience, offering ample parking for friends and family. This charming bungalow combines serene coastal living with modern amenities, making it a perfect place to call home! Experience the



beauty and tranquility of live in beautiful SouthWest Nova Scotia. Embrace the coastal lifestyle in this well-maintained home.

Built in 1964

Essential Information

MLS® #	202416066
Price	\$279,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,416
Acres	1.50
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 29th, 2025

Community Information

Address	1195 Highway 335
Area	Yarmouth
District	County Pubnico
Sub-District	Middle West Pubnico
City	Middle West Pubnico
County	Yarmouth
Province	NS
Postal Code	B0W 2M0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Double, Heated Garage, Wired, Paved
# of Garages	2
Is Waterfront	Yes
Waterfront	Harbour

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Fireplace(s), Forced Air, Furnace, Ductless, In Floor
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partial Landscaped, Softwood Bush, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

School Information

Elementary	Drumlin Heights Consolidated School
Middle	Drumlin Heights Consolidated School
High	Drumlin Heights Consolidated School

Additional Information

Zoning	Residential
--------	-------------

Listing Details

Listing Office	Modern 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 29th, 2025 at 8:32am ADT