

\$224,900 - 7202 Highway 337, Cape George Point

MLS® #202416255

\$224,900

Bedroom, Bathroom,
Land on 9.22 Acres

N/A, Cape George Point, NS

*** OWNER IS MOTIVATED TO SELL! WILL CONSIDER ALL REASONABLE OFFERS IF THE BUYER CAN CLOSE WITHIN 30 DAYS. BRING US AN OFFER AND THIS BEAUTIFUL OCEANFRONT PROPERTY COULD BE YOURS! *** There's a reason we call Nova Scotia Canada's Ocean Playground. Look no further than this stunning 9 acre lot which boasts of panoramic views of the Northumberland Strait, where you can watch the sun set into the Atlantic every evening! Located in Cape George, about 25 minutes north of Antigonish, this property is the perfect answer for someone looking for privacy for their future cottage or dream home. In addition to the incredible views, this parcel includes over 360 feet of beach where you can spend your days swimming or walking the beach and exploring. Access to the water is quite steep. Currently there is just a rope to help get up and down, but future owners might want to consider installing stairs. This property has many benefits for a buyer looking to build. The driveway is in good shape and some of the treed area was cleared back for a better vantage point of the ocean. There is also an old abandoned dug well on the property, so although a new well would be needed, it's a sign that there could be water available. Power lines come directly on to the property and are ready to be connected. High speed Fibre Op internet and telephone lines are available from the road. Furthermore, should someone wish to separate the land into two parcels,



subdivision plans exist with a 4 acre and 5 acre lot, each with their own unique views off the bluff. The immediate area is calm and peaceful. Within a few minutes drive there are pleasant hiking trails and a wharf where you can buy lobster directly from the fishermen in season. All major amenities can be found not far away in Antigonish. This is a true slice of paradise. Come see for yourself!

Essential Information

MLS® #	202416255
Price	\$224,900
Acres	9.22
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	July 31st, 2024

Community Information

Address	7202 Highway 337
Area	Highland Region
District	302-Antigonish County
Sub-District	N/A
City	Cape George Point
County	Antigonish
Province	NS
Postal Code	B2G 2L2

Amenities

Utilities	Electricity Connected, High Speed Internet, Phone Connected
Parking	Gravel
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Access: Deeded, Ocean Access

Exterior

Lot Description	Partially Cleared, Not Landscaped, Ravine, Wooded, 3 to 9.99 Acres
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Additional Information

Zoning R1

Listing Details

Listing Office Engel & Volkers

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