

\$339,000 - 3200 West Bay Road, St George's Channel

MLS® #202416438

\$339,000

2 Bedroom, 1.50 Bathroom, 1,272 sqft

Residential on 2.41 Acres

N/A, St George's Channel, NS

Welcome to your dream home, a charming 1.5-story house overlooking the stunning Bras d'Or Lake, just minutes from the renowned Dundee Golf Resort. Situated on a pristine 2.4-acre lot, this property is impeccably maintained and offers a perfect blend of comfort and tranquility. Inside, you'll find two spacious bedrooms and a cozy den ideal for a home office. The house features a full bathroom upstairs and a convenient half bathroom downstairs. The open-concept kitchen, living, and dining area create a warm and inviting space, perfect for entertaining or relaxing with family. The home is equipped with a heat pump that ensures efficient circulation throughout. Key features include a 200 amp panel with a generator wired in, ensuring you're always prepared for any power needs. All new stainless steel appliances were installed in 2020, adding modern convenience to the well-maintained interior. The original windows are in excellent condition, and the roof was replaced just 8 years ago, providing peace of mind for years to come. The property also boasts a hot water heater purchased in 2020 and a brand-new UV light, water filtration system, and pump installed in June 2024. Outdoor living is a delight with a 10x18 screened-in porch at the back and over 350 square feet of decking both upstairs and downstairs at the front, offering breathtaking views of the lake. Additionally, there is a 20x24 garage wired with its own sub-panel, as well as a separate 12x20 workshop. Don't miss the



opportunity to experience the serene beauty of lakeside living. This meticulously maintained home, lovingly cared for by its original owners, is ready to welcome you.

Built in 1999

Essential Information

MLS® #	202416438
Price	\$339,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,272
Acres	2.41
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 26th, 2024

Community Information

Address	3200 West Bay Road
Area	Highland Region
District	305-Richmond County / St. Peters & Area
Sub-District	N/A
City	St George's Channel
County	Richmond
Province	NS
Postal Code	B0E 3K0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	Detached, Wired, Paved
View	Lake

Interior

Appliances	Stove, Dryer, Washer, Refrigerator
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Heating	Baseboard, Ductless
# of Stories	1
Stories	One and One Half
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

School Information

Elementary	Felix Marchand Education Centre
Middle	Richmond Education Centre/ Academy
High	Richmond Education Centre/ Academy

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Engel & Volkers
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Listing information last updated on November 4th, 2025 at 8:32pm AST