

# **\$699,900 - 228 357 Highway, Musquodoboit Harbour**

---

MLS® #202416441

**\$699,900**

3 Bedroom, 2.00 Bathroom, 1,621 sqft

Residential on 2.25 Acres

35-A, Musquodoboit Harbour, NS

An amazing 3-bedroom, 2-bath, 1,600+ sq. ft. modern home built on slab with 500+ feet on the Musquodoboit River in the heart of Musquodoboit Harbour is available for your viewing. The home is surrounded by beautiful flower gardens and the view to the river is truly breathtaking. The back of the home faces the widest point of the river which is gentle & very relaxing, a haven for birds & other wildlife such as turtles, beaver, countless birds, deer...this truly is a park setting that you get to call home. You get to enjoy yourself on the river by kayaking, canoeing. The home is private & nestled among beautiful mature maples & fir. Upon entry you are greeted by a great foyer which leads you to an open plan kitchen, dining room & living room with vaulted ceiling. The kitchen is very well appointed & the views from all these rooms is very pleasing. The living room provides you with a newer wood stove & a wonderful wide walkout to your private, 3-season sunroom. Outside the sunroom facing the river there is a large deck, outfitted with composite deck boards & tempered glass...a first-class deck for enjoying the outside. The primary bedroom is large & bright with a 3-piece ensuite bath, the bedroom also allows you to step out onto the deck or sunroom. The main floor provides two additional bedrooms, a laundry room & a 4-piece bath. As well, above the attached double garage you will find an additional family or flex room with its own deck overlooking the river. This home & grounds are meticulously



cared for by the current owners & you will find yourself within walking distance to a bank, two pharmacies, library, hospital, bakery/coffee shops & much more. Musquodoboit Harbour is a wonderful, small town located East less than 40 minutes to the Halifax bridge and less than 30 minutes from Dartmouth. Martinique Beach, one of Nova Scotia's best sand beaches is about 13 kms away. A wonderful living experience awaits you on the beautiful, rugged Eastern Shore of Nova Scotia!

Built in 2006

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202416441               |
| Price          | \$699,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,621                   |
| Acres          | 2.25                    |
| Year Built     | 2006                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | November 27th, 2024     |

**Community Information**

|              |                        |
|--------------|------------------------|
| Address      | 228 357 Highway        |
| Area         | Halifax - Dartmouth    |
| District     | 35-Halifax County East |
| Sub-District | 35-A                   |
| City         | Musquodoboit Harbour   |
| County       | Halifax                |
| Province     | NS                     |
| Postal Code  | B0J 2L0                |

**Amenities**

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected, Other |
| Parking Spaces | 3                                                                        |
| Parking        | Attached, Detached, Single, Double, Heated Garage, Wired, Gravel         |
| # of Garages   | 3                                                                        |
| View           | River                                                                    |
| Is Waterfront  | Yes                                                                      |
| Waterfront     | River Front, River Access                                                |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, High Speed Internet                                                |
| Appliances        | Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator, Water Purifier |
| Heating           | Ductless, Hot Water, In Floor                                                      |
| Fireplace         | Yes                                                                                |
| Fireplaces        | Wood Burning Stove                                                                 |
| Basement          | None                                                                               |

## Exterior

|                 |                                                        |
|-----------------|--------------------------------------------------------|
| Lot Description | 1 to 2.99 Acres, Partially Cleared, Landscaped, Wooded |
| Roof            | Asphalt                                                |
| Construction    | Vinyl Siding                                           |
| Foundation      | Slab                                                   |

## School Information

|            |                                    |
|------------|------------------------------------|
| Elementary | Oyster Pond Academy                |
| Middle     | Gaetz Brook Junior High School     |
| High       | Eastern Shore District High School |

## Additional Information

|        |    |
|--------|----|
| Zoning | MU |
|--------|----|

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Viewpoint Realty Services Inc. |
|----------------|--------------------------------|

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 27th, 2025 at 6:47pm ADT