

\$90,000 - 353 New Edinburgh Road, New Edinburgh

MLS® #202417786

\$90,000

1 Bedroom, Bathroom, 251 sqft

Residential on 3.00 Acres

V4, New Edinburgh, NS

Looking for a nature lover's paradise? Travel down the 150ft driveway (new 2023) to find this private and immaculate tiny home/cottage.

Located in New Edinburgh on three acres of lush green mature forest it is only five minutes to the town of Weymouth for all your amenities. Also 5 minutes away is the beautiful beach and Farmer's Market in Belliveau's Cove with hiking trails and access to St. Mary's Bay. All new in 2023 and consisting of 4 buildings this charming cottage is priced to sell. The main building has a feeling of spaciousness with 9 foot walls and a vaulted ceiling. It contains a living room and kitchen with new cabinets, stove, fridge, and microwave. It also has a new (2023) sofa bed and sleeping loft. There is a 200amp service allowing future buildings all the power you would need. The inside is wired with a 100amp service. The second building is a 10x14 wired bunkie (new 2023) where you can sleep enjoying the peace of the forest and wake to bird song. The 3rd building is an 8x12 "Old Hickory" shed (new 2023) currently used for storing tools and equipment but could be converted to a second bunkie for friends and family. Beside this is a new outdoor shower with an on-demand water heater (2024). There is also a new (2023) composting toilet (Nature's Head) in a (4th) outbuilding. It is an ideal place to park a camper trailer and a 30amp service is wired outside. For your convenience Digby with restaurants, shopping, marina and the ferry to St. John is only 25



minutes away. Please do not hesitate to book in a showing of this tidy turnkey property.

Built in 2023

Essential Information

MLS® #	202417786
Price	\$90,000
Bedrooms	1
Square Footage	251
Acres	3.00
Year Built	2023
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Other
Status	Closed
Date Sold	November 12th, 2024

Community Information

Address	353 New Edinburgh Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	New Edinburgh
County	Digby
Province	NS
Postal Code	B0W 3A0

Amenities

Utilities	Electric, Electricity Connected
Parking	No Garage, Gravel

Interior

Appliances	Electric Range, Microwave, Refrigerator
Heating	No Heating/Cooling
Cooling	No Heating/Cooling
Basement	None

Exterior

Lot Description	3 to 9.99 Acres, Level, Softwood Bush
Roof	Asphalt, Metal
Construction	Wood Siding
Foundation	Pillar/Post/Pier

School Information

Elementary	Weymouth Consolidated School
Middle	St. Mary'S Bay Academy
High	St. Mary'S Bay Academy

Additional Information

Zoning	GD
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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