

\$155,000 - 161 Highway 308, Morris Island

MLS® #202419361

\$155,000

4 Bedroom, 2.00 Bathroom, 2,054 sqft

Residential on 3.66 Acres

Morris Island, Morris Island, NS

****Stunning Oceanfront Retreat in Morris Island**** Embrace the beauty of coastal living with this charming backsplit home nestled on a generous 3.7-acre lot in the picturesque village of Morris Island. Just 25 minutes from the amenities of Yarmouth, this property offers breathtaking ocean views and over 180 feet of private ocean frontage, creating a serene escape that feels like paradise. Spanning over 2,000 square feet, this spacious home features multiple versatile living areas, perfect for family gatherings or quiet evenings. With four comfortable bedrooms and two full baths, there's plenty of room for everyone to unwind. Enjoy modern conveniences like main floor laundry, a generous master suite with a three-piece ensuite, and two efficient heat pumps for year-round comfort. The second-floor open concept games room is an ideal spot for entertainment and leisure. Step outside to discover the property adorned with mature shrubbery, trees, and luscious blackberries, providing a tranquil backdrop for outdoor living. Additional highlights include multiple outbuildings, including an expansive workshop, and a rare in-ground pool (new liner installed in 2020, though not used since 2022). This property is bursting with potential and awaits your personal touch. Priced accordingly for some TLC, it presents a fantastic opportunity for those looking to create their dream coastal home. Don't miss out on this unique chance to surround yourself with breathtaking ocean views!



Built in 1961

Essential Information

MLS® #	202419361
Price	\$155,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,054
Acres	3.66
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 21st, 2024

Community Information

Address	161 Highway 308
Area	Yarmouth
District	Hwy 308 South
Sub-District	Morris Island
City	Morris Island
County	Yarmouth
Province	NS
Postal Code	B0W 3M0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Cooktop, Electric Oven, Dryer - Electric, Washer, Refrigerator
Heating	Forced Air, Furnace, Ductless

Stories	Multi/Split
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Perimeter Wall, Stone

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 28th, 2025 at 10:02am ADT