

\$650,000 - 473 Stoney Island Road, Clam Point

MLS® #202421004

\$650,000

3 Bedroom, 2.50 Bathroom, 1,607 sqft

Residential on 2.55 Acres

G2, Clam Point, NS

Experience coastal living at its finest with this stunning 3-bedroom, 2.5-bath home situated on an elevated 1.4-acre lot with beautiful ocean beach frontage. This property also includes an additional 1.2-acre waterfront lot, offering ample space and breathtaking views, affording you lots of privacy. The full kitchen is a chef's delight, complete with an island and offering picturesque water views, with the convenience of a laundry room located off the kitchen. The expansive living room, featuring a vaulted ceiling and large windows, is designed to maximize the stunning beach views, providing a serene and inviting space. Enjoy the views from the spacious dining room and den, creating a tranquil atmosphere for relaxation. The primary bedroom is a private retreat, featuring its own deck and a luxurious 4-piece ensuite bathroom. Two additional bedrooms and a three piece bathroom complete the second level. A large barn provides generous storage space, while the full, undeveloped basement offers potential for customization. The home is equipped with modern comforts, including 4 heat pumps and a wood-oil combo furnace for efficient heating. Recent renovations include a new shingled roof, hot water tank, pressure tank, and updated plumbing throughout, as well as a new deck, patio door, duct work and basement windows. This property seamlessly blends coastal charm with contemporary updates, making it a perfect opportunity for a picturesque and comfortable beachside



lifestyle. Don't delay, call your agent today for a viewing appointment!

Essential Information

MLS® #	202421004
Price	\$650,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,607
Acres	2.55
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 31st, 2025

Community Information

Address	473 Stoney Island Road
Area	South Shore
District	407-Shelburne County
Sub-District	G2
City	Clam Point
County	Shelburne
Province	NS
Postal Code	B0W 1N0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Wired, Paved
# of Garages	2
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
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Appliances	Central Vacuum, Electric Cooktop, Electric Oven, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Furnace, Ductless
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Landscaped
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Clark'S Harbour Elementary School
High	Barrington Municipal High School

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Barrington Passage)
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