

# \$459,000 - 231 Highway 208, New Germany

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MLS® #202421689

**\$459,000**

3 Bedroom, 1.50 Bathroom, 1,140 sqft

Residential on 74.00 Acres

C3, New Germany, NS

This property is a homesteaders paradise. Between the approx. 74 acres of rolling field and stunning forest to the quaint farmhouse and spacious barn, it is the perfect location to enjoy the many comforts of country living. A fence and deck offer the perfect venue to enjoy the property while deep woods extend backwards as far as the eye can see. Looking inside, the house boasts a galley kitchen with an island, open to a space suitable for a dining area. There is a full bathroom on the main floor as well as a large living room. Moving upstairs, the house has three bedrooms (one of which is being used as an office) as well as a half bath and separate large laundry/storage room. This property is just outside of the town of New Germany, and only 25-30m from all the amenities of Bridgewater (grocery stores, shopping, hospital etc) and just under an hour and a half from Halifax. The community of New Germany has lots to offer; the local Freshmart grocery store, The Hummingbird Cafe and Charlie's Burger & Pizza promise that all your needs - be they a treat or kitchen staples - are only a short drive away. If owning property or living rurally is something you have wanted, do not miss out on this opportunity to embrace the country lifestyle.



## Essential Information

MLS® # 202421689

Price \$459,000

|                |                         |
|----------------|-------------------------|
| Bedrooms       | 3                       |
| Bathrooms      | 1.50                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,140                   |
| Acres          | 74.00                   |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | November 1st, 2024      |

### Community Information

|              |                      |
|--------------|----------------------|
| Address      | 231 Highway 208      |
| Area         | South Shore          |
| District     | 405-Lunenburg County |
| Sub-District | C3                   |
| City         | New Germany          |
| County       | Lunenburg            |
| Province     | NS                   |
| Postal Code  | B0R 1E0              |

### Amenities

|            |                                 |
|------------|---------------------------------|
| Utilities  | Electric, Electricity Connected |
| Parking    | No Garage, Gravel               |
| Waterfront | Stream/Pond                     |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | High Speed Internet                                               |
| Appliances        | Electric Range, Dryer - Electric, Washer, Microwave, Refrigerator |
| Heating           | Furnace, Ductless                                                 |
| # of Stories      | 1                                                                 |
| Stories           | One and One Half                                                  |
| Has Basement      | Yes                                                               |
| Basement          | Unfinished, Walk-Out Access                                       |

### Exterior

|                 |                                                        |
|-----------------|--------------------------------------------------------|
| Lot Description | 50 to 100 Acres, Partially Cleared, Landscaped, Wooded |
| Roof            | Metal                                                  |
| Construction    | Wood Siding                                            |

Foundation                  Stone

### **Additional Information**

Zoning                      unzoned

### **Listing Details**

Listing Office              Red Door Realty(Lunenburg)

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Listing information last updated on October 27th, 2025 at 5:32pm ADT