

\$179,000 - Lot Dm-2 Collier Road, Ardoise

MLS® #202423177

\$179,000

Bedroom, Bathroom,
Land on 24.98 Acres

V1, Ardoise, NS

Impressive hobby farm estate acreage or dream development opportunity! Only 30 minutes to HRM and 15 minutes to Windsor, this 25 acre property has over 10 acres of cleared pastoral land, approximately 800 feet of paved road frontage, a 40'x32' barn, and ~1000 feet of frontage on a small brook along the Northern property line. Near the end of a quiet cul-de-sac, this is the ideal location for a dream farmhouse in a quiet and picturesque setting, overlooking vast Valley views. Rural Residential (R-4) zoning with no restrictive covenants allows options for subdivision and development; with only 100 feet of road frontage required for building lots in this zone, let your development dreams come true with this beautiful acreage! There is a proposed development plan available showing one potential configuration to subdivide 8 building lots from the acreage. Please note that the barn is in "as-is, where-is" condition with no guarantees or warranties implied.



Essential Information

MLS® #	202423177
Price	\$179,000
Acres	24.98
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	November 7th, 2024

Community Information

Address	Lot Dm-2 Collier Road
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Ardoise
County	Hants
Province	NS
Postal Code	B0N 1L0

Amenities

Utilities	Cable Connected, Electricity Connected, High Speed Internet, Phone Connected, To Be Verified
Parking	Dirt, Gravel

Exterior

Lot Description	Partially Cleared, Wooded, 10 to 49.99 Acres
-----------------	--

Additional Information

Zoning	R-4
--------	-----

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

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 13th, 2025 at 7:47am ADT