

# \$269,000 - 62 Spinney Road, Lower Argyle

MLS® #202423204

**\$269,000**

4 Bedroom, 1.00 Bathroom, 1,665 sqft  
Residential on 10.50 Acres

Lower Argyle, Lower Argyle, NS

Stunning Oceanfront home on 10+ Acres –  
A Successful Airbnb Opportunity! Welcome to your dream getaway in Lower Argyle! This charming home, set on over 10 acres of pristine land with more than 500 feet of oceanfront, offers breathtaking views and is currently running as a highly successful Airbnb. The exterior features new vertical –board and batten– vinyl siding, enhancing the property’s curb appeal while ensuring durability. The home comes fully furnished, including all kitchen supplies and appliances, making it an ideal turn-key investment for new owners or guests. Step inside to discover a harmonious blend of original character and modern upgrades. The flooring showcases mostly original wide-planked wood, complemented by high-quality new vinyl planks in the kitchen and bath. The heart of the home is the newly renovated kitchen, taken back to the studs and rebuilt with meticulous attention to detail. Upgrades abound throughout, including new lights, updated electrical and plumbing systems, and mostly new windows that flood the space with natural light and showcase the gorgeous views. A brand new sliding door off the primary bedroom opens to a stunning new deck, perfect for enjoying morning sunrises or evening sunsets over the ocean. The property has been freshly painted, creating a warm and inviting atmosphere. Please note the typical steep old stairs, which add character and charm while ensuring there are no surprises



for guests or owners alike. Situated in a prime location, this property not only offers a peaceful retreat but also the potential for continued success as an Airbnb. The property comes with a letter from the Municipality confirming its compliance as an Airbnb, ensuring a seamless transition into ownership. Additionally, the expansive land presents exciting possibilities for development—check with the Municipality for details on potential severance opportunities. Don't miss your chance to own this stunning oceanfront property!

### Essential Information

MLS® #	202423204
Price	\$269,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,665
Acres	10.50
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 20th, 2024

### Community Information

Address	62 Spinney Road
Area	Yarmouth
District	County Hwy 3
Sub-District	Lower Argyle
City	Lower Argyle
County	Yarmouth
Province	NS
Postal Code	B0W 1W0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
-----------	---

Parking	No Garage, Paved
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

### **Interior**

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Lot Description	10 to 49.99 Acres, Partial Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	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 November 5th, 2025 at 10:47am AST