

\$385,000 - 311 Overcove Road, Freeport

MLS® #202423254

\$385,000

4 Bedroom, 3.00 Bathroom, 2,230 sqft

Residential on 8.00 Acres

V4, Freeport, NS

Waterfront and acreage! With a view of the Fundy tides rising and falling from the large windows and upper balcony and approximately 160 feet of waterfront on St. Mary's Bay this property could fulfil your Nova Scotia dream. The home is situated on 8(+/-) acres has and a stunning view of the Northeast Cove. There is plenty of room for gardens or animals, cut paths through your own forests of native trees to wander to your private back shore. The house is elevated with a view of the village of Freeport and is west facing to best enjoy the spectacular sunsets. There have been many recent upgrades include 2024: 5 new vinyl windows and shed roof shingled. 2023: shed wall newly shingled. 2022: Nova Pure water system installed. The house is wired for generator hookup. There are 3 upstairs bedrooms plus a large bedroom with ensuite bath on main level. The house was previously used as a BnB and AirBnB, it has 3 full baths and a large dining room with a spectacular view. All furnishings will be sold with the home. The village of Freeport located on Long Island has a well stocked general store, community greenhouse and gardens, school, playground, hiking trails, fishing, kayaking, volunteering opportunities. Fibre-op internet is available. The ferry crosses 24/7 and is free. This house needs to be seen to be truly appreciated. Please book a showing today!



Essential Information

MLS® #	202423254
Price	\$385,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,230
Acres	8.00
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 15th, 2025

Community Information

Address	311 Overcove Road
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Freeport
County	Digby
Province	NS
Postal Code	B0V 1B0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
View	Bay, Harbour, Ocean
Is Waterfront	Yes
Waterfront	Across Road, Waterfront, Harbour, Ocean Front, Access: Harbour, Ocean Access

Interior

Interior Features	Ensuite Bath
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Water Purifier
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half

Has Basement	Yes
Basement	Partially Finished, Unfinished, Walk-Out Access

Exterior

Exterior Features	Balcony, Barbecue
Lot Description	3 to 9.99 Acres, Partially Cleared, Softwood Bush, Wooded
Roof	Asphalt, Rolled/Hot Mop
Construction	Shingle Siding
Foundation	Block, Concrete Perimeter, Stone

School Information

Elementary	Islands Consolidated School
Middle	Islands Consolidated School
High	Islands Consolidated School

Additional Information

Zoning	General
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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