

\$489,000 - 516 Highway 308, Morris Island

MLS® #202423855

\$489,000

4 Bedroom, 2.00 Bathroom, 2,221 sqft
Residential on 0.87 Acres

Morris Island, Morris Island, NS

Welcome to this beautiful home with 185' of water frontage that features sunrise views over Lobster Bay from all 3 levels. New windows throughout allowing all the natural light you are craving. Did I mention the views? The main level includes the primary bedroom with ensuite bathroom, modern-open concept kitchen with dining nook and living room (with propane fireplace), and walk-outs to both a balcony and a sun room with views of the bay. The upper level opens up into a large living area with a heat pump, more incredible water views, and access to another balcony. There are 2 more bedrooms and a bathroom to complete the level. The lower level includes another bedroom, rec room (with a wood stove), laundry room, utility room, and a workshop with a seperate entrance. This home is move in ready and excited for you to call it home (and enjoy the... views).



Built in 1974

Essential Information

MLS® #	202423855
Price	\$489,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,221
Acres	0.87
Year Built	1974

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 13th, 2025

Community Information

Address	516 Highway 308
Area	Yarmouth
District	Hwy 308 South
Sub-District	Morris Island
City	Morris Island
County	Yarmouth
Province	NS
Postal Code	B0W 3M0

Amenities

Utilities	Electric, Propane, Electricity Connected, Phone Connected
Parking	No Garage, Dirt, Gravel
View	Bay
Is Waterfront	Yes
Waterfront	Waterfront, Ocean Access

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove, Propane
# of Stories	3
Stories	Three Or More
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	0.5 to 0.99 Acres, Partial Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Shingle Siding

Foundation Block, Concrete Perimeter

School Information

Elementary Drumlin Heights Consolidated School
Middle Drumlin Heights Consolidated School
High Drumlin Heights Consolidated School

Additional Information

Zoning RES

Listing Details

Listing Office Sutton Group Professional Realty(Shelburne)

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Listing information last updated on October 28th, 2025 at 10:02am ADT