

\$289,000 - 98 South Branch Road, New Salem

MLS® #202423987

\$289,000

2 Bedroom, 1.50 Bathroom, 1,467 sqft

Residential on 6.60 Acres

N/A, New Salem, NS

Welcome to your dream retreat! Nestled on a sprawling 6.6 acres, this enchanting raised bungalow offers a perfect blend of comfort and tranquility. With 2 spacious bedrooms and 2 bathrooms, this home is ideal for those seeking a peaceful escape. Step inside and be captivated by the open-concept design that effortlessly combines the living, dining, and kitchen areas. The pine walls create a warm and inviting atmosphere perfect for entertaining or cozy nights in. The well-appointed kitchen has ample counter space, making meal prep a delight. The home has 200 amp service, a tankless hot water heater, and a well placed workshop/laundry room. Venture outside onto the 21.5 x 11.5 foot screened-in deck, your personal haven to relax and soak in the beauty of nature, all while being sheltered from the elements. Picture yourself sipping your morning coffee or enjoying evening sunsets, surrounded by the soothing sounds of nature. There is a large fenced in area at the front of the home for your pets and a cement pad off the lower level that would make a great outdoor kitchen. The property also has two sheds (8 x12 and 10 x 12) to store all your tools and toys. The expansive property backs onto the picturesque Fowler Brook, providing a serene backdrop for your everyday life. Explore the beauty of your surroundings, or take advantage of the "bunkie" positioned right at the river's edge. This unique addition features a kitchenette, sleeping quarters, Wi-fi, and an



outside shower , â€“ perfect for hosting guests, enjoying weekend getaways, renting out as an air b&b or creating unforgettable family memories by the water. Whether you're looking for a full-time residence or a weekend getaway, this property offers endless possibilities. With a thousand feet of road frontage the property could be subdivided or you could build an in-law suite or rental on the vacant lot. Don't miss your chance to own this slice of paradise! Schedule a viewing today and let your new chapter begin!

Built in 2012

Essential Information

MLS® #	202423987
Price	\$289,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,467
Acres	6.60
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	January 28th, 2025

Community Information

Address	98 South Branch Road
Area	Northern Region
District	102S-South of Hwy 104, Parrsboro and Area
Sub-District	N/A
City	New Salem
County	Cumberland
Province	NS

Postal Code B0M 1S0

Amenities

Utilities Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Gravel
Is Waterfront Yes
Waterfront River Front, River Access, Stream/Pond

Interior

Interior Features Ensuite Bath, See Remarks, High Speed Internet
Appliances Stove - Gas, Dryer - Electric, Microwave, Refrigerator
Heating Fireplace(s), Furnace, Stove
Fireplace Yes
Fireplaces Gas, Wood Burning Stove, Propane
Has Basement Yes
Basement Full

Exterior

Lot Description 3 to 9.99 Acres, Partially Cleared
Roof Asphalt
Construction Vinyl Siding
Foundation Concrete Perimeter

School Information

Elementary Advocate District School
Middle Advocate District School
High Advocate District School

Additional Information

Zoning RG

Listing Details

Listing Office Coldwell Banker Open Door Realty Ltd.

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Listing information last updated on October 27th, 2025 at 8:17am ADT