

\$225,000 - 2448 Highway 1, Grosses Coques

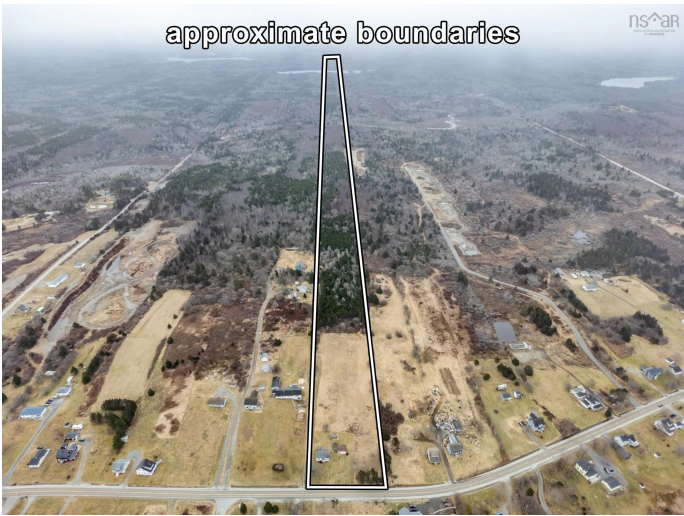
MLS® #202426205

\$225,000

Bedroom, Bathroom,
Land on 70.22 Acres

V4, Grosses Coques, NS

One-of-a-kind property owned by the same family for 5 generations. This ~70-acre parcel of land holds many diverse values throughout its length of ~5.3km. Fronting onto the rural Highway 1 in Grosses Coques, the land rises up giving stunning ocean views of St. Marys Bay. The majority of the land has mature forests with good timber values. Further along the land, the Grosses Coques River meanders through, surrounded by secluded marshlands. As you progress north east along the land, the land abuts Bartlett's Lake and continues through to the other edge, with 185' lake frontage on one side and 200' on the other. As if this weren't enough, the land ALSO borders the Rail Trail system, then continues AGAIN across Hwy 101 for another ~1.7km of forested lands with plenty of mature timber. The original homestead remains that may or may not be saved. Many opportunities here.



Essential Information

MLS® #	202426205
Price	\$225,000
Acres	70.22
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	February 3rd, 2025

Community Information

Address	2448 Highway 1
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Grosses Coques
County	Digby
Province	NS
Postal Code	B0W 1M0

Amenities

Utilities	Cable Connected, Electricity Connected, High Speed Internet, Phone Connected
Parking	Dirt
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Exterior

Lot Description	Partially Cleared, Hardwood Bush, Not Landscaped, Softwood Bush, Wooded, 50 to 100 Acres
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Additional Information

Zoning	Residential
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Listing Details

Listing Office	RE/MAX Banner Real Estate(Yarmouth)
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