

# \$149,900 - Lot 12 Highway 3, East Chester

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MLS® #202503776

**\$149,900**

Bedroom, Bathroom,  
Land on 1.97 Acres

A2, East Chester, NS

This stunning mixed-use property offers just under 2 acres of versatile potential in the heart of Nova Scotia's South Shore. Located in East Chester, with over 300 feet of road frontage along the Number 3 Highway, this lot provides easy access and a prime opportunity for development. The land gently ascends from the road, creating a natural elevation that offers the potential for breathtaking ocean views. A gravel road is already in place, leading to a cleared, level area—perfect for your dream project. Whether you envision a custom oceanview home, a thriving business, or a unique live-work space, this property's flexible zoning makes it all possible. With some clearing and thoughtful design options such as a raised bungalow, two-level home, or split-entry layout, you can maximize the beauty of this elevated lot. Situated just minutes from the vibrant communities of Chester and Hubbards, this location combines convenience with tranquility. Enjoy access to sandy beaches, hiking trails, and outdoor recreation, while being only a 40-minute drive to Halifax. This makes the property ideal for both year-round living and weekend getaways. The mixed-use zoning opens the door to endless possibilities—build your dream home, create a rental property for seasonal visitors, or start a business such as a café, boutique, or professional office. With its elevated position, stunning surroundings, and strategic location, this parcel is a rare opportunity to invest in the beauty and



potential of Nova Scotia's South Shore.

**Essential Information**

MLS® #	202503776
Price	\$149,900
Acres	1.97
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	April 23rd, 2025

**Community Information**

Address	Lot 12 Highway 3
Area	South Shore
District	405-Lunenburg County
Sub-District	A2
City	East Chester
County	Lunenburg
Province	NS
Postal Code	B0J 2X0

**Amenities**

Utilities	To Be Verified
Parking	Gravel

**Exterior**

Lot Description	Partially Cleared, Hardwood Bush, Sloping/Terraced, Wooded, 1 to 2.99 Acres
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**School Information**

Elementary	Chester District Elementary School
Middle	Chester Area Middle School
High	Forest Heights Community School

**Additional Information**

Zoning	MU - Mixed Use
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**Listing Details**

Listing Office

Coldwell Banker Maritime Realty

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Listing information last updated on October 13th, 2025 at 8:17pm ADT