

\$205,000 - Lot A2 Cat Rock Drive Clam Point Cape Sable Island, Cape Sable Island

MLS® #202504210

\$205,000

2 Bedroom, 1.00 Bathroom, 576 sqft
Residential on 0.76 Acres

F1, Cape Sable Island, NS

This two-bedroom, one(4pc)bath, open-concept kitchen, and Living room is ideal for a starter home or someone looking to downsize. It is in an excellent location for an Airbnb. The white sand beach and walking trail along the ocean shore with amazing scenery are within walking distance. The property is located only a short drive to all amenities. This home is turn-key ready, and furniture is included with the home except for personal items the owner wishes to take with him. The house sits on a newly poured concrete foundation with a 200-AMP service. New renovations done in Jan/Feb of 2025 include a new metal roof, seamless eavesdrop and down spouts, a New window in the second bedroom, upgraded insulation to R50, and a new kitchen countertop and sink. Aug. of 2024 new washer and dryer; Nov/Dec 2024 new heat pump, waterproof vinyl flooring, and painting throughout the house; new blinds throughout, new fridge, stove, microwave,55 tv and stand, sofa,2chester drawers, new light fixtures, bathroom vanity and toilet, entry door, and vent covers.



Essential Information

MLS® #	202504210
Price	\$205,000
Bedrooms	2

Bathrooms	1.00
Full Baths	1
Square Footage	576
Acres	0.76
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 13th, 2025

Community Information

Address	Lot A2 Cat Rock Drive Clam Point Cape Sable Island
Area	South Shore
District	407-Shelburne County
Sub-District	F1
City	Cape Sable Island
County	Shelburne
Province	NS
Postal Code	B0W 3J0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Interior

Interior Features	High Speed Internet
Heating	Baseboard, Ductless
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	Under 0.5 Acres
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	residential
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Listing Details

Listing Office Coldwell Banker Tri-Key Realty (Barrington Passage)

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Listing information last updated on October 17th, 2025 at 9:17pm ADT