

\$349,000 - 7584 Highway 3, Summerville Centre

MLS® #202506101

\$349,000

3 Bedroom, 2.00 Bathroom, 2,776 sqft

Residential on 31.19 Acres

E3, Summerville Centre, NS

The opportunity to create something new and spectacular in the heart of Nova Scotia's premier resort destination does not come along very often. You will overlook and be mere footsteps from Summerville Beach and its 1 km of white sand. The large footprint of the existing 1.5-storey homestead presents a blank palette from which to finish a signature property in this highly sought-after location. Views of Port Mouton Bay and the daunting Port Mouton Island at the edge of the open Atlantic Ocean have drawn visitors to this area for decades. Here is your chance to stay. Restoration of the house, workshop / garage and large barn is only the beginning of this property's potential. There are 3 separate PIDs totaling just under 32 acres, providing an incredible base from which to subdivide, or further develop. While requiring complete renovation, and being sold in "as-is", "where-is" condition, the property did receive a full addition and some upgrades to windows, doors and roof. Less than 15 minutes to the Town of Liverpool and all amenities. 2 hours to Halifax and international airport.



Essential Information

MLS® # 202506101

Price \$349,000

Bedrooms 3

Bathrooms	2.00
Full Baths	2
Square Footage	2,776
Acres	31.19
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 1st, 2025

Community Information

Address	7584 Highway 3
Area	South Shore
District	406-Queens County
Sub-District	E3
City	Summerville Centre
County	Queens
Province	NS
Postal Code	B0T 1T0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Double, Wired, Gravel, Single
# of Garages	2
View	Ocean, River
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Refrigerator
Heating	Baseboard, Furnace, Ductless, Hot Water
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Partial, Walk-Out Access

Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Softwood Bush, Wooded
Roof	Metal

Construction	Wood Siding
Foundation	Stone

Additional Information

Days on Market	218
Zoning	Res

Listing Details

Listing Office	EXIT Realty Inter Lake (Liverpool)
----------------	------------------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on November 4th, 2025 at 11:02am AST