

\$375,000 - 7246 Highway 331, Broad Cove

MLS® #202506437

\$375,000

2 Bedroom, 1.00 Bathroom, 672 sqft

Residential on 2.45 Acres

C2, Broad Cove, NS

If nature is art then this property is a gallery with its never ending tableau of ocean, gulls and waves. Perched overlooking the Atlantic Ocean and Broad Cove, this three-season cottage is perfectly set up to enjoy coastal living. With a deck and expansive windows facing the sea, you will never be far from nature's beauty. The cottage features a bright eat-in kitchen that opens up to the living room, two bedrooms, and a full-sized bathroom with laundry in a nook beside it. The ceilings throughout most of the cottage are clad in wood, adding to the airy coastal aesthetic. Without too much work you would be able to convert this to a space you could live in year round as the walls and ceiling are already insulated and the plumbing runs overhead to keep it protected in the cooler months. The property is located in the charming community of Broad Cove, which offers great amenities including the Petite Rivière General Store, the Ospreys Nest Public House, the Broad Cove Cafe (seasonal) and is just 20 minutes to the LaHave Ferry and LaHave Bakery. You are only a short drive away from some of the best beaches along the South Shore, including Broad Cove, Apple Cove, Cherry Hill, Rissers and Crescent Beach. Groceries, cafes, restaurants, a hospital and other amenities are a 30 minute drive to Bridgewater and an hour and a half to Halifax. If you have ever imagined yourself with a front row oceanview seat to enjoy your morning tea or coffee, book your showing now to start the process.



Built in 2005

Essential Information

MLS® #	202506437
Price	\$375,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	672
Acres	2.45
Year Built	2005
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Cottage/Camp
Status	Closed
Date Sold	October 29th, 2025

Community Information

Address	7246 Highway 331
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	Broad Cove
County	Lunenburg
Province	NS
Postal Code	B4V 6P2

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Parking Spaces(s)
View	Bay, Ocean

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dryer, Washer, Refrigerator
Heating	Baseboard
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

School Information

Elementary	Petite Riviere Elementary School
Middle	Hebbville Academy
High	Park View Education Centre

Additional Information

Days on Market	211
Zoning	unzoned

Listing Details

Listing Office	Red Door Realty(Lunenburg)
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