

\$119,900 - 510 Green Settlement Road, Black Brook

MLS® #202507451

\$119,900

1 Bedroom, 1.00 Bathroom, 576 sqft

Residential on 1.55 Acres

#40, Black Brook, NS

Welcome to 510 Green Settlement Road, nestled on the serene shores of Sandy Gunns Lake, this off-grid camp offers the perfect escape from everyday life, surrounded by the soothing sounds of Black Brook Falls. Ideal for those seeking peace and tranquility, it features a cozy woodstove for winter warmth and a cleared front yard for summer enjoyment, where you can watch the sun cross the sky or head out on the lake to fish. Powered by a generator (not included) or the option to install solar panels, the camp is already wired for convenience, and with a crock well - running water is also an option. Whether you're looking for a full-time off-grid lifestyle or a peaceful summer retreat, this camp provides the perfect balance of privacy and nature. Located just 45 minutes from New Glasgow and 35 minutes from Sherbrooke, this property offers a peaceful oasis in the heart of Northern Nova Scotia.



Built in 1995

Essential Information

MLS® #	202507451
Price	\$119,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	576
Acres	1.55

Year Built	1995
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Cottage/Camp
Status	Closed
Date Sold	October 23rd, 2025

Community Information

Address	510 Green Settlement Road
Area	Northern Region
District	108-Rural Pictou County
Sub-District	#40
City	Black Brook
County	Pictou
Province	NS
Postal Code	B2H 5C8

Amenities

Utilities	None
Parking	No Garage, Gravel, Shared
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Appliances	Stove - Gas, Refrigerator
Heating	Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared
Roof	Metal
Construction	Shingle Siding
Foundation	Pillar/Post/Pier

Additional Information

Days on Market	179
Zoning	Residential

Listing Details

Listing Office	Blinkhorn Real Estate Ltd.
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Listing information last updated on October 14th, 2025 at 10:17pm ADT