

\$420,000 - 5 Osoogoone Lane, Clam Bay

MLS® #202507478

\$420,000

3 Bedroom, 1.00 Bathroom, 1,332 sqft

Residential on 1.30 Acres

35-A, Clam Bay, NS

Welcome to Abbecombec Ocean Village where your Coastal Escape Awaits! Step into seaside serenity in this exclusive, gated community along the stunning white sandy beaches of Nova Scotia's Eastern Shore. Located just minutes from Musquodoboit Harbour and all local amenities and only 45 minutes from Dartmouth. This hidden gem offers the perfect combination of peaceful living and modern convenience. This charming Cape Cod style home sits on a private lot at the end of a quiet cul-de-sac, offering exceptional privacy and a tranquil setting where you can relax on the deck and listen to the sound of the ocean. Inside, the main floor features a bright, open-concept layout with a seamless flow between the living room, kitchen, and dining area perfect for everyday living or entertaining guests. This level includes two bedrooms, including a spacious primary suite with double closets, as well as a large full bathroom with convenient in-home laundry. Upstairs, you will find a stunning open-concept loft space with vaulted ceilings, exposed wood beams, and skylights that fill the room with natural light. Ideal for a luxurious primary bedroom, home office, or cozy family room. The full basement is insulated and features a wood stove, offering a warm and inviting blank canvas for future development. Create the space that suits your lifestyle from a rec room to a guest suite or workshop. Enjoy deeded access to some of Nova Scotia's most beautiful private beaches, all within your



own community. Whether you are looking for a year-round residence or a seasonal retreat, this property is a rare opportunity to embrace the coastal lifestyle in one of the province's best-kept secrets. Book your private showing today.

Built in 2004

Essential Information

MLS® #	202507478
Price	\$420,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,332
Acres	1.30
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 30th, 2025

Community Information

Address	5 Osoogoone Lane
Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-A
City	Clam Bay
County	Halifax
Province	NS
Postal Code	B0J 2L0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
Waterfront	Ocean Access

Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Cooling	Ductless
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	1 to 2.99 Acres, Partial Landscaped, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Oyster Pond Academy
Middle	Oyster Pond Academy
High	Eastern Shore Consolidated School

Additional Information

Zoning	MU
HOA Fees	600

Listing Details

Listing Office	One Percent Realty East Inc.
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