

# \$135,000 - 35 Lipkudamoonk Path, Clam Bay

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MLS® #202508057

**\$135,000**

Bedroom, Bathroom,  
Land on 2.70 Acres

35-A, Clam Bay, NS

This stunning 2.7 acre building lot in the gated community of Abbecombec has all the ground work in place for that dream home/cottage! With nearly 90 ft of waterfront on a tidal lake your literally surrounded by nature. Driveway and septic system is installed (with documentation) and underground service to ideal home location is in place. 70 loads of fill were also recently added to allow further development of waterfront. Walking distance to private white sand beach within the development and only a short drive to Clam Harbour Beach Provincial Park! 20 minutes to the amenities of Jeddore (Sobeys- foodland under construction! NSLC, Home Hardware, Pub, Cafe etc) 45 minutes to Dartmouth! Bring your building plan and make your dream home or cottage a reality!



## Essential Information

MLS® #	202508057
Price	\$135,000
Acres	2.70
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	May 21st, 2025

## Community Information

Address	35 Lipkudamoonk Path
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Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-A
City	Clam Bay
County	Halifax
Province	NS
Postal Code	B0J 1Y0

### **Amenities**

Utilities	Cable Connected, Electricity Connected, High Speed Internet, Phone Connected
Parking	Gravel
Is Waterfront	Yes
Waterfront	Lake

### **Exterior**

Lot Description	Partially Cleared, Wooded, 1 to 2.99 Acres
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### **School Information**

Elementary	Oyster Pond Academy
Middle	Oyster Pond Academy

### **Additional Information**

Zoning	MU
HOA Fees	600

### **Listing Details**

Listing Office	Century 21 Trident Realty Ltd.
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Listing information last updated on October 15th, 2025 at 5:32am ADT