

\$169,000 - Lot 17 245 Highway, Doctors Brook

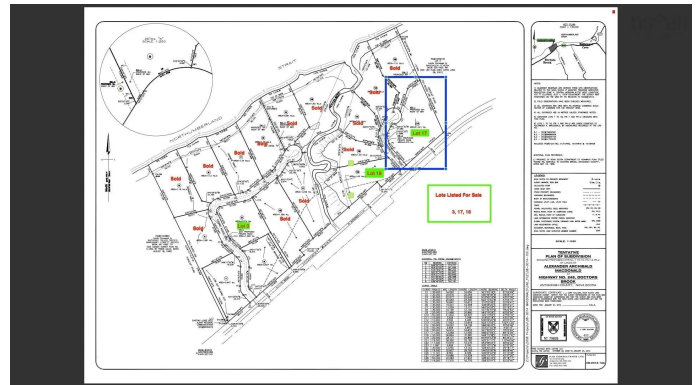
MLS® #202511204

\$169,000

Bedroom, Bathroom,
Land on 3.51 Acres

N/A, Doctors Brook, NS

When viewing this property on Realtor.ca MLS # 202511204 Please click on Realtor's website link to the right for further information. Lot 17 is a unique 3.5 acre parcel, privately set within the already thriving community of Brook-to-Sea Property Development. The parcel is conveniently located in Doctorâ€™s Brook, off HWY 245 (the Sunrise Trail), 20 minutes from the quaint university Town of Antigonish. The Lot is easily accessed through a private road. The land is elevated, mostly flat, partially cleared, with a gradual slope to a deeded trail accessing the expansive waterfront and the parklike gorge of Doctorâ€™s Brook. It has expansive views in all directions. In addition there is a right of way along the side and front of this lot to provide deeded access to development owners and guests. Not public access. Expected to be used minimally. Right of way extends along lot adjacent to provide owner of this lot deeded access. Protective Covenants apply. Price is before applicable HST. Donâ€™t miss this opportunity to view and secure a perfect setting for your dream home.



Essential Information

MLS® #	202511204
Price	\$169,000
Acres	3.51
Type	Land

Sub-Type	Unimproved Land
Status	Closed
Date Sold	July 31st, 2025

Community Information

Address	Lot 17 245 Highway
Area	Highland Region
District	301-Antigonish
Sub-District	N/A
City	Doctors Brook
County	Antigonish
Province	NS
Postal Code	B2G 2L1

Amenities

Utilities	Electricity Connected
Parking	Dirt, Gravel
View	Ocean
Waterfront	Ocean Access, Access: Right of Way

Exterior

Lot Description	Partially Cleared, Not Landscaped, Level, Sloping/Terraced, Wooded, 3 to 9.99 Acres
-----------------	---

Additional Information

Zoning	R1
--------	----

Listing Details

Listing Office	FLAT RATE REALTY CANADA LTD - 15099
----------------	-------------------------------------

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 October 13th, 2025 at 2:47am ADT