

\$32,500 - 172 16 Kaakwogook Way, Clam Bay

MLS® #202512148

\$32,500

Bedroom, Bathroom,
Land on 1.25 Acres

35-A, Clam Bay, NS

Experience the perfect blend of coastal beauty and modern convenience with this exceptional elevated ocean view lot in the gated community of Abbecombec Ocean Village in Clam Bay, Nova Scotia. This spacious property offers breathtaking views of the Atlantic Ocean and comes with deeded access to a 2km pristine white sandy beach, ideal for swimming, beachcombing, or simply relaxing in the sea breeze. Surrounded by natural beauty and wildlife, the lot is located within a private, secure community with well-maintained roads and protective covenants that preserve the area's charm and value. Despite its peaceful, secluded feel, the property is only 15 minutes from Musquodoboit Harbour, where you'll find daily essentials including grocery stores and restaurants. Whether you're planning to build a year-round residence or a seasonal retreat, this lot presents a unique opportunity to own a beautiful piece of Nova Scotia.



Essential Information

MLS® #	202512148
Price	\$32,500
Acres	1.25
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	June 26th, 2025

Community Information

Address	172 16 Kaakwogook Way
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	To Be Verified
Parking	None
View	Ocean
Waterfront	Access: Deeded

Exterior

Lot Description	Hardwood Bush, Not Landscaped, Sloping/Terraced, Softwood Bush, Wooded, 1 to 2.99 Acres
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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 2:17am ADT