

\$175,000 - 784 Stoney Island Road, Clam Point

MLS® #202512325

\$175,000

3 Bedroom, 1.00 Bathroom, 1,152 sqft

Residential on 1.20 Acres

G2, Clam Point, NS

Are you seeking an affordable home in a great location? Look no further! This 72x16 Prestige mini home may be the perfect fit as itâ€™s situated on just over an acre of land in a desirable area of Cape Sable Island, Nova Scotia. Close to white sand beaches and just minutes from the amenities of Barrington Passage. It is set well back from the main road, on a shared lane offering a safe and spacious settingâ€”perfect for children and pets. Inside, the home features a thoughtful layout with the primary bedroom located at one end for privacy, and two additional bedrooms at the opposite end. The spacious kitchen features plenty of room for storage and the vaulted ceilings in the main living area help make the spaces feel airy and open. Guaranteed comfort year round with not one, but two heat pumps for efficient heating and cooling; both are currently leased through Nova Scotia Power. In addition there is electric baseboard. With room to roam, some privacy and a great location, this home is an excellent option for families, downsizers, or first-time buyers looking for comfort and value in a quiet setting. This home has tons of potential and is awaiting a fresh update to make it your own! Donâ€™t wait, this one wonâ€™t last! Schedule your viewing today with your realtor.



Built in 1990

Essential Information

MLS® #	202512325
Price	\$175,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,152
Acres	1.20
Year Built	1990
Type	Residential
Sub-Type	Mobile Home
Status	Closed
Date Sold	August 1st, 2025

Community Information

Address	784 Stoney Island Road
Area	South Shore
District	407-Shelburne County
Sub-District	G2
City	Clam Point
County	Shelburne
Province	NS
Postal Code	B0W 1N0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Cooling	Ductless
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Wooded
Roof	Asphalt

Construction	Vinyl Siding
Foundation	Other

School Information

Elementary	Clark'S Harbour Elementary School
High	Barrington Municipal High School

Additional Information

Zoning	Res
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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