

# \$1,199,000 - 2248 North Riverside Road, Boylston

---

MLS® #202513672

**\$1,199,000**

4 Bedroom, 4.00 Bathroom, 5,463 sqft

Residential on 9.67 Acres

N/A, Boylston, NS

Welcome to a truly exceptional coastal retreat, where luxury meets nature on nearly 10 acres of breathtaking land. With approximately 900 feet of pristine water frontage along Milford Haven River, this remarkable property offers over 20 km of protected boating access to the open waters to Chedabucto Bay on the Eastern Shore of N.S. This 4+ BR custom home includes a large gourmet kitchen which opens to an open concept living/dining area with wood burning fireplace, large screened deck with hot tub, expansive primary suite with elevated private deck, spa-like 5-piece ensuite, and jetted tub. Other highlights include ICF foundation, 400 amp service, ducted heat pump for heat and air conditioning, in floor heat in the basement, 2,000 sq ft custom heated workshop (1.5 storeys), waterside boat shed with full bathroom as well as a 128-foot wharf with a 16,000 lb Wave Armor drive-on boat ramp, saltwater swimming pool, fenced-in chicken coop and raised-bed garden and small apple orchard. There is also 2 separate road frontages allow for potential additional residential development and extensive site improvements already in place. Whether you're looking for a private luxury retreat, a family compound, or a one-of-a-kind waterfront investment, this estate offers unparalleled value, beauty, and potential. Only 10 minutes to amenities in Guysborough and 40 minutes to Antigonish or Port Hawkesbury, this property is a must see!



Built in 2009

**Essential Information**

MLS® #	202513672
Price	\$1,199,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	5,463
Acres	9.67
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 16th, 2025

**Community Information**

Address	2248 North Riverside Road
Area	Highland Region
District	303-Guysborough County
Sub-District	N/A
City	Boylston
County	Guysborough
Province	NS
Postal Code	B0H 1G0

**Amenities**

Utilities	Electric, Propane, Electricity Connected, Phone Connected
Parking Spaces	5
Parking	Attached, Detached, Double, Triple, Heated Garage, Wired, Gravel, Multiple Driveways
# of Garages	5
View	River
Is Waterfront	Yes
Waterfront	River Front, Access: Bay, Access: Boat, Access: Deeded, Access: Harbour, Ocean Access, River Access
Has Pool	Yes
Pool	Above Ground

**Interior**

Interior Features	Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Stove, Dryer, Washer, Freezer - Stand Up, Microwave, Refrigerator
Heating	Fireplace(s), Forced Air, Furnace, Heat Pump, In Floor
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior Features	Dock
Lot Description	3 to 9.99 Acres, Landscaped, Wooded
Roof	Asphalt
Construction	Cementitious Board
Foundation	Insulated Concrete

## School Information

Elementary	Chedabucto Education Centre/ Guysborough Academy
High	Chedabucto Education Centre/ Guysborough Academy

## Additional Information

Days on Market	111
Zoning	Residentia

## Listing Details

Listing Office	Viewpoint Realty Services Inc.(Antigonish)
----------------	--

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 15th, 2025 at 11:03am ADT