

\$49,900 - Lot 1 Outram Road, Mount Hanley

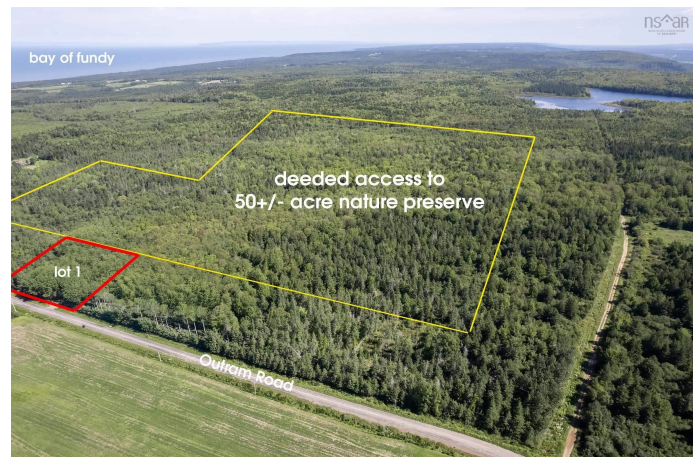
MLS® #202514801

\$49,900

Bedroom, Bathroom,
Land on 2.40 Acres

V3, Mount Hanley, NS

Welcome to Arlington Acres, a unique opportunity to own an oversized country building lot with access to an adjoining 50+/- acre nature preserve, where you will have the right to cut trails and enjoy an enormous tract of unspoiled nature, right in your back yard! The preserve features a diverse mix of mature trees (mostly spruce, birch, ash, and maple) and the beginnings of a trail network are in place for your immediate enjoyment. The world-famous Bay of Fundy and several lakes are also right at your doorstep, just moments away. This lot comes with the promise of a thorough tour for the lucky buyer, to the area's best-kept-secret spots such as nearby beaches, trails, waterfalls and fishing spots, straight from the developer who is a lifelong local. For anyone looking to build a home away from the hustle-and-bustle yet close enough to access its conveniences, this location is perfect. Fronting on a paved road with easy access to power, cell service and fibre internet, building here will appeal to many walks of life. An extra-wide driveway culvert is already in place and quick closing is possible - you can begin development immediately. You'll enjoy access to the nature preserve with only a few other lot owners (over time), and this grant can never be revoked. Covenants on the preserve will be in place to protect its sanctity forever. This building lot was fully surveyed in 2023, the lines are easy to walk, and additional lots are available for purchase (inquire). Level terrain with mature trees and



no large boulders; believed to have been a farm field many years ago.

Essential Information

MLS® #	202514801
Price	\$49,900
Acres	2.40
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	September 30th, 2025

Community Information

Address	Lot 1 Outram Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Mount Hanley
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electricity Connected, High Speed Internet, Phone Connected
Parking	Gravel

Exterior

Lot Description	Level, Wooded, 1 to 2.99 Acres, 50 to 100 Acres
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Additional Information

Zoning	MX
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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Listing information last updated on October 28th, 2025 at 10:02am ADT