

\$1,190,000 - 215 West Head Road, Western Head

MLS® #202515783

\$1,190,000

2 Bedroom, 2.00 Bathroom, 3,409 sqft

Residential on 17.20 Acres

F2, Western Head, NS

Perched above the Atlantic on Nova Scotia's treasured South Shore, this exceptional oceanfront estate offers over 17 acres of privacy and 1144 feet of bold coastline. Designed with a contemporary architectural vision, the single-level residence spans over 3400 square feet and captures sweeping panoramic views of the sea and nearby sandy beach from nearly every room. Built for both elegance and resilience, the home features 10-inch concrete walls, in-floor radiant heat, a cozy European-inspired Kachelofen wood fireplace, and a stone-coated galvanized steel roof - ensuring lasting comfort and low maintenance in any season. The spacious open-concept kitchen features wooden cupboards and Corian countertops, and the flowing dining and living area is ideal for refined minimalistic coastal living and entertaining. With 2 bedrooms, 2 full bathrooms, and a flexible office/den that could easily convert to a third bedroom, the layout adapts to your needs. Large storage areas including the laundry room and walk-in closet in primary bedroom with custom wood shelving, utility room, and 1.5 car garage ensure comfort and spaciousness to complement the large single-level design. The acreage features sought-after elevations well above sea level ideal for view potential, and potential for further expansion and subdivision with ample road frontage. Set just minutes from the charming seaside town of Lockeport and up the road from the West Head Bird



Sanctuary & Coastal Trail, this is a rare opportunity to experience nature, privacy, and design in perfect harmony.

Built in 1999

Essential Information

MLS® #	202515783
Price	\$1,190,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	3,409
Acres	17.20
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	October 1st, 2025

Community Information

Address	215 West Head Road
Area	South Shore
District	407-Shelburne County
Sub-District	F2
City	Western Head
County	Shelburne
Province	NS
Postal Code	B0T 1L0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, 1.5, Heated Garage, Wired, Gravel, Parking Spaces(s)
# of Garages	2
View	Harbour, Ocean
Is Waterfront	Yes

Waterfront	Harbour, Ocean Front, Access: Harbour, Ocean Access
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Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Water Softener
Heating	Fireplace(s), Hot Water, In Floor
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	10 to 49.99 Acres, Partial Landscaped, Sloping/Terraced
Roof	Steel, Tile
Construction	Cementitious Board
Foundation	Concrete Perimeter

Additional Information

Days on Market	100
Zoning	RU

Listing Details

Listing Office	Sotheby's International Realty Canada
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