

\$400,000 - 3208 Highway 1, Belliveaus Cove

MLS® #202516321

\$400,000

4 Bedroom, 2.00 Bathroom, 2,054 sqft

Residential on 2.70 Acres

V4, Belliveaus Cove, NS

Welcome to 3208, a bright, spacious, and thoughtfully modernized historic home in a prime coastal location with sweeping views of the ocean and lighthouse. Set well back on a gentle hill and bathed in natural light from sunrise to sunset, this charming home is just a stroll to two delightful restaurants, a wharf for your boat, a seasonal farmers' market with live music and lobster dinners, a post office, garage, massage therapy clinic, art gallery, and a scenic 5 km oceanfront boardwalk. You're also just a 10-minute drive to Université Sainte-Anne, bilingual schools, a sports center, and all essential shopping. The heart of the home is the open-concept kitchen, featuring deep birch cabinetry, new butcher block countertops, a double sink, and a brand-new stove—ideal for culinary enthusiasts. The main floor also includes a full bathroom, a bedroom, and a spacious, light-filled living and entertaining area. Upstairs, you'll find another full bath and three generously sized bedrooms, two offering ocean views. Step out onto the expansive 58-foot front deck to experience unforgettable sunsets, watch boats drift by, and enjoy panoramic views of Long Island and Digby Neck. A massive barn with power and water offers endless potential for hobby farming, creative projects, a workshop, or even additional living space. The grounds are home to fertile soil, mature spruce, apple, cherry, and pear trees, as well as a variety of berries—perfect for the gardening enthusiast.



This property seamlessly blends historic charm with modern comforts in a vibrant oceanside community. Donâ€™t miss your chance to make coastal living your reality.

Essential Information

MLS® #	202516321
Price	\$400,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,054
Acres	2.70
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 27th, 2025

Community Information

Address	3208 Highway 1
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Belliveaus Cove
County	Digby
Province	NS
Postal Code	B0W 1J0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Gravel, Shared
# of Garages	1
View	Bay

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator

Heating	Baseboard, Hot Water, Radiant
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Level, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Stone

Additional Information

Zoning	Res
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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