

\$495,000 - 850 Rockland Road + 16 Acres, East Side Of Ragged Island

MLS® #202519251

\$495,000

3 Bedroom, 1.00 Bathroom, 1,862 sqft
Residential on 18.80 Acres

F2, East Side Of Ragged Island, NS

Welcome to your dream coastal escape—where timeless character meets natural beauty. This gorgeous home and adjacent 16 acre lot offers over 1400 feet of direct access to a stunning sandy beach along the Atlantic Ocean. This is an amazing opportunity to own nearly 20 acres of land that could be used for your personal enjoyment, or to potentially subdivide and create more living space for family and friends! This beautiful home has original hardwood and softwood flooring, warm details, and a layout designed for both comfort and functionality. The main level features a spacious kitchen and dining area, complete with an old wood stove that adds rustic charm and warmth, plus a generous pantry for storage. A cozy living room, full bathroom, and laundry area round out the main floor, all climate-controlled with the convenience of a modern heat pump. Upstairs, you™ll find three roomy bedrooms and a large landing area—perfect for a home office, art studio, or quiet reading area. Step out onto the deck to take in panoramic ocean views, enjoy your morning coffee, or relax in the evening as the sun sets over the water. Outdoors, the property offers so much more than just a house: A large barn/garage with an upstairs loft—ideal for a workshop, guest space, or additional storage, a second outbuilding for wood storage, and a private trail winding through the property, leading to



your own sandy beach”a perfect launch point for kayaks, canoes, or simply soaking up the afternoon sun. Practical features include a propane generator to ensure peace of mind during power outages. This 18.8 acre property offers a rare blend of country charm, seaside serenity, and functional space”ideal for those seeking a full-time residence, seasonal retreat, or nature-inspired getaway. With over 1400 feet of ocean frontage and a sandy beach at your fingertips, it will be hard to drag yourself away from this spectacular property!!

Essential Information

MLS® #	202519251
Price	\$495,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,862
Acres	18.80
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 29th, 2025

Community Information

Address	850 Rockland Road + 16 Acres
Area	South Shore
District	407-Shelburne County
Sub-District	F2
City	East Side Of Ragged Island
County	Shelburne
Province	NS
Postal Code	B0T 1V0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Wired, Circular Driveway, Gravel

Is Waterfront	Yes
Waterfront	Ocean Front

Interior

Interior Features	High Speed Internet
Appliances	Electric Cooktop, Dishwasher, Refrigerator
Heating	Baseboard, Ductless
# of Stories	1
Stories	1 3/4 Storey
Has Basement	Yes
Basement	Partial

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Stone

Additional Information

Zoning	Residential
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Listing Details

Listing Office	EXIT Realty Inter Lake (Liverpool)
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