

# \$379,000 - 28 Wharf Road, Bush Island

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MLS® #202519761

**\$379,000**

1 Bedroom, 1.00 Bathroom, 1,055 sqft

Residential on 0.50 Acres

C2, Bush Island, NS

Wake up to the soothing sounds of seabirds and the refreshing Atlantic breeze at Bush Island, part of the picturesque LaHave Islands in Nova Scotia. Your journey begins with a scenic drive along Crescent Beach, crossing the trestle bridge, and winding through coastal spruce forest guiding you to this serene seaside retreat. Set on a cleared half-acre lot, this charming 1.5-storey home provides stunning panoramic ocean views, just steps away from an active fishing wharf and public boat launch. Ideal for paddlers, cyclists, and nature enthusiasts, it invites you to embrace an authentic maritime lifestyle. The garden paths lead to a south-facing deck draped with wisteria—perfect for enjoying morning coffee or leisurely summer evenings. Inside, you'll find a welcoming living room open to a bright dining area, complete with a cozy cast-iron propane stove. The kitchen's delightful cabinetry and ample storage awaits the family chef, while a convenient main-floor 4-piece bathroom and laundry add practicality. A spacious family room with an electric fireplace offers a perfect space for relaxation or entertaining, all while taking in views of colourful fishing boats and the tides. Original softwood floors and a beautiful original staircase reflect the home's century-old character. Upstairs, the former 4-bedroom layout has been transformed into a large loft-style studio with a cozy reading nook and a primary bedroom featuring a walk-in closet. There's potential to configure this space into 2



or even 3 bedrooms based on your needs. The detached double-car garage”with 200-amp service and south-facing deck”offers versatility for a workshop, artist's studio, or guest suite.Recent upgrades include insulation, newer windows, an efficient heat pump, new septic, water treatment system, and low-maintenance landscaping. Whether you seek a year-round residence or a seasonal getaway, 28 Wharf Road promises an enchanting coastal living experience on Nova Scotia”s South Shore.

Built in 1927

Essential Information

|                |                           |
|----------------|---------------------------|
| MLS® #         | 202519761                 |
| Price          | \$379,000                 |
| Bedrooms       | 1                         |
| Bathrooms      | 1.00                      |
| Full Baths     | 1                         |
| Square Footage | 1,055                     |
| Acres          | 0.50                      |
| Year Built     | 1927                      |
| Type           | Residential               |
| Sub-Type       | Cottage / Rec. Properties |
| Status         | Closed                    |
| Date Sold      | September 3rd, 2025       |

Community Information

|              |                      |
|--------------|----------------------|
| Address      | 28 Wharf Road        |
| Area         | South Shore          |
| District     | 405-Lunenburg County |
| Sub-District | C2                   |
| City         | Bush Island          |
| County       | Lunenburg            |
| Province     | NS                   |
| Postal Code  | B0R 1C0              |

Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Utilities      | Electric, Propane, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2                                                                          |
| Parking        | Detached, Double, Wired, Gravel                                            |
| # of Garages   | 2                                                                          |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | High Speed Internet                                                                |
| Appliances        | Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator, Water Softener |
| Heating           | Baseboard, Fireplace(s), Ductless, Radiant, Stove                                  |
| Fireplace         | Yes                                                                                |
| Fireplaces        | Propane, Electric                                                                  |
| # of Stories      | 1                                                                                  |
| Stories           | One and One Half                                                                   |
| Has Basement      | Yes                                                                                |
| Basement          | Crawl Space, Walk-Out Access                                                       |

## Exterior

|                 |                                                                       |
|-----------------|-----------------------------------------------------------------------|
| Lot Description | Under 0.5 Acres, Cleared, Partial Landscaped, Level, Sloping/Terraced |
| Roof            | Asphalt                                                               |
| Construction    | Wood Siding                                                           |
| Foundation      | Concrete Perimeter                                                    |

## School Information

|            |                                  |
|------------|----------------------------------|
| Elementary | Petite Riviere Elementary School |
| Middle     | Hebbsville Academy               |
| High       | Park View Education Centre       |

## Additional Information

|        |       |
|--------|-------|
| Zoning | Rural |
|--------|-------|

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Red Door Realty |
|----------------|-----------------|

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Listing information last updated on October 18th, 2025 at 4:47am ADT