

\$364,900 - 117 Simpson Road, Braeshore

MLS® #202525448

\$364,900

2 Bedroom, 2.00 Bathroom, 1,524 sqft

Residential

#45, Braeshore, NS

Welcome to Caribou Shores, where style meets tranquility—an ideal location with a serene coastal setting! 117 Simpson is a beautifully maintained two-bedroom, two-bath bungalow condo that perfectly blends comfort and convenience. Its open-concept layout seamlessly connects the kitchen, dining, and living areas into a bright, inviting space ideal for both relaxing and entertaining. The primary bedroom offers glimpses of the ocean and features a walk-in closet and a spacious ensuite with a soothing Jacuzzi tub, while the second bedroom is equally generous in size and complemented by a full guest bath and a large laundry room with ample storage. In-floor radiant heating and a heat pump provide year-round efficiency, and the attached single-car garage with a double-paved driveway ensures plenty of parking. The manicured lawns, gardens, and paved walkways are all cared for by maintenance staff year-round, allowing you to enjoy a truly carefree lifestyle—stroll to the nearby beach, unwind by the community's in-ground pool, or explore the scenic trails of Caribou Provincial Park just minutes away.

Conveniently located near the PEI ferry, with shopping and amenities in Pictou only 10 minutes away and New Glasgow a short drive further, this condo lets you simply move in and start enjoying life by the coast. Don't wait—opportunities like this don't come around often!



Built in 2002

Essential Information

MLS® #	202525448
Price	\$364,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,524
Year Built	2002
Type	Residential
Sub-Type	Condominium
Style	Bungalow
Status	Closed
Date Sold	November 27th, 2025

Community Information

Address	117 Simpson Road
Area	Northern Region
District	108-Rural Pictou County
Sub-District	#45
City	Braeshore
County	Pictou
Province	NS
Postal Code	B0K 1H0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Single, Driveway, Double, Paved
# of Garages	1
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Ductless, Hot Water, In Floor

# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	Cleared, Landscaped, Level
Roof	Asphalt
Construction	Other
Foundation	Slab

School Information

Elementary	West Pictou Consolidated School
Middle	Northumberland Regional High School
High	Northumberland Regional High School

Additional Information

Days on Market	22
Zoning	Residential
HOA Fees	650
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Blinkhorn Real Estate Ltd.
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Listing information last updated on November 3rd, 2025 at 8:47pm AST