

\$2,250,000 - 8482 Highway 337, Georgeville

MLS® #202503067

\$2,250,000

3 Bedroom, 4.00 Bathroom, 3,747 sqft

Single Family on 30.00 Acres

Georgeville, Georgeville, Nova Scotia

INTERNATIONAL BUYERS WELCOME -

Custom-built Carriage Trade Estate

(completed in 2013) sits on a hilltop 80 meters above sea level facing the Northumberland Strait on 30 acres. 500 feet of private ocean frontage accessible via custom-built aluminum stair system. 360 degree vista with ocean view from all rooms. Watch fishing boats, cruise ships, yachts and pleasure craft, whales, seals, eagles and various seas and wildlife from any vantage point within the main house, adjacent Guest House, patio or gazebo. In winter, relax in front of any one of three fireplaces (propane). Set back from the road (1 km driveway) with a sensor system that provides forewarning of unexpected visitors, the house itself is equipped with an alarm system. The Main House is single-storey, fully accessible with roll-in (wheelchair) showers in each of three full washrooms (additional two piece powder room); 11 foot ceilings; 18-foot vaulted ceilings in the Great Room, Primary suite and den. The primary suite has ocean-view and private out door access includes a fireplace, six piece ensuite; separate dressing room with floor to ceiling cabinetry and central island occupies a separate wing of the house. The main guest room, located in a separate wing, boasts over-sized ensuite. Kitchen facilities (Great Room) include built in fridge, freezer, gas cooktop, dishwasher, garburator, hot-tap, two ovens and warming drawer, a walk-in pantry has ample storage and six appliances (fridge,



freezer, two wine fridges, garburator and dishwasher). Counter tops and back splashes are granite. The oversized, three bay garage includes mudroom and can accommodate extra vehicles or large workshop. Separate but adjacent guest house is fully equipped with five appliances , propane fireplace, in-floor heating; two bedrooms, two baths and lower level "bunkie". 40 x 30 covered Gazebo has retractable screens and provides extra living space including outdoor kitchen facilities.
(id:6289)

Built in 2014

Essential Information

Listing #	202503067
Price	\$2,250,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	3,747
Acres	30.00
Year Built	2014
Type	Single Family
Sub-Type	Freehold

Community Information

Address	8482 Highway 337
Subdivision	Georgeville
City	Georgeville
Province	Nova Scotia
Postal Code	B2G2L1

Amenities

Amenities	Golf Course, Place of Worship, Beach
Features	Sloping, Wheelchair access, Level, Gazebo, Sump Pump
Parking	Attached Garage, Garage, Gravel, Paved Yard, Shared
# of Garages	2
View	Ocean view, View of water

Is Waterfront	Yes
Waterfront	Waterfront on ocean

Interior

Appliances	Barbeque, Central Vacuum, Cooktop - Gas, Oven, Oven - Electric, Dishwasher, Dryer, Washer, Freezer, Freezer - Stand Up, Garburator, Microwave, Refrigerator, Wine Fridge
Cooling	Wall unit, Heat Pump
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Stone, Other
Exterior Features	Partially landscaped
Foundation	Concrete Slab

Listing Details

Listing Office	ROYAL LEPAGE HIGHLAND PROPERTIES - D100
----------------	---



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 10:31pm MDT