

\$4,400,000 - 1766 Highway 304, Cape Forchu

MLS® #202504516

\$4,400,000

5 Bedroom, 4.00 Bathroom, 4,636 sqft

Single Family on 20.50 Acres

Cape Forchu, Cape Forchu, Nova Scotia

Perched above the Atlantic on Nova Scotias southern tip near Yarmouth, The Edge offers an extraordinary oceanfront retreat. Spanning over 20 acres with nearly 2,000 linear feet of shoreline, this estate commands breathtaking views of the Atlantic. From the moment you pass through the private gates, you are welcomed into a world of natural beauty, privacy, and tranquility. At 4,636 sq. ft., the main home blends craftsmanship with modern luxury. Inspired by Scandinavian design, it features 10-foot ceilings, oversized triple-pane Kohler windows, geothermal heating, and hurricane-rated doors. With 5 bedrooms, 4 baths, a gym, sauna, mudroom, and hidden wine room, every detail is curated for comfort and function. The primary suite offers a walk-in closet, soaker tub, and steam shower with dual waterfall heads. A private one-bedroom guest suite provides space for visitors or live-in staff. Created for family living and grand entertaining, the estate includes a 12x30 ft self-cleaning pool with Nudura ICF walls, mosaic glass tiles, and an all-season electric cover, complemented by a hot tub, cold plunge, and outdoor shower, also making it a perfect spa or retreat. The fully finished garage even features a dog wash, while the kitchen is supported by a large pantry for effortless hosting. Outdoors, the property offers a multi-sport court, smokeless firepit, golf tee, childrens play area with a Hobbit house, and panoramic sunrise-to-sunset viewpoints. Over a mile of scenic trails leads to a sandy beach



and a charming beach cottage. Additional highlights include a multi-zone irrigation system, engineered drainage, extensive lighting, cedar siding, standing-seam metal roofing, and a concrete parking area. The Edge is more than a residence it is a bespoke oceanfront sanctuary combining luxury, privacy, and the untamed beauty of Nova Scotia. (id:6289)

Built in 2021

Essential Information

Listing #	202504516
Price	\$4,400,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	4,636
Acres	20.50
Year Built	2021
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1766 Highway 304
Subdivision	Cape Forchu
City	Cape Forchu
Province	Nova Scotia
Postal Code	B5A5G7

Amenities

Amenities	Beach
Features	Treed, Sloping, Wheelchair access
Parking	Detached Garage, Garage, Gravel
# of Garages	2
View	Harbour, Ocean view, View of water
Is Waterfront	Yes
Waterfront	Waterfront

Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Oven - Electric, Range - Gas, Dishwasher, Dryer, Washer, Refrigerator, Wine Fridge, Hot Tub
Cooling	Heat Pump
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Wood siding
Exterior Features	Partially landscaped
Foundation	Concrete Slab

Listing Details

Listing Office	Engel & Volkers (Yarmouth)
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