

\$265,000 - 436 Rocco Point Road, Rocco Point

MLS® #202510616

\$265,000

2 Bedroom, 1.00 Bathroom, 615 sqft

Single Family on 10.50 Acres

Rocco Point, Rocco Point, Nova Scotia

Welcome to 436 Rocco Point Road - where the Abrams River meets the ocean. This one-of-a-kind property offers approximately 10.5 acres of serene privacy and an impressive 645 feet of waterfront with a stunning mix of stone and sandy shoreline. Set where the tidal river flows into the sea, the area is known for its natural abundance - clams and oysters can often be found nearby. A peaceful trail from the home leads directly to the waters edge. The home is surrounded by over 1 acre of field/lawn and around 9 acres of forest with mature pine, oak trees and a century old stone wall. Whether you're seeking a year-round residence or a cozy coastal getaway, this charming home offers comfort and functionality. The open-concept layout combines living and dining areas with a well-appointed kitchen and convenient laundry space. There are two generously sized bedrooms, a full bath, and a spacious screened porch - perfect for a BBQ, entertaining or simply enjoying the fresh ocean air. Wake up to a beautiful sunrises over Little Sluice Bay across the road. Additional features include a newly built, wired 16 x 20 garage and an 8 x 12 shed offering ample storage. Located just 10 minutes from Tusket and 25 minutes from Yarmouth, you're never far from essential amenities while enjoying the peace and beauty of coastal living. The public wharf is just a short walking / driving distance. Dont miss the opportunity to own a piece of the Maritimes! (id:6289)



Essential Information

Listing #	202510616
Price	\$265,000
Bedrooms	2
Bathrooms	1.00
Square Footage	615
Acres	10.50
Type	Single Family
Sub-Type	Freehold

Community Information

Address	436 Rocco Point Road
Subdivision	Rocco Point
City	Rocco Point
Province	Nova Scotia
Postal Code	B0W2X0

Amenities

Features	Treed, Recreational
Parking	Detached Garage, Garage, Gravel
# of Garages	2
View	Ocean view
Is Waterfront	Yes
Waterfront	Waterfront on ocean

Interior

Appliances	Range - Electric, Washer/Dryer Combo, Refrigerator
Cooling	Heat Pump
# of Stories	1

Exterior

Exterior	Wood siding
Exterior Features	Partially landscaped
Foundation	Stone

Listing Details

Listing Office	Engel & Volkers (Yarmouth)
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