

\$850,000 - 4706 Highway 340, Havelock

MLS® #202512406

\$850,000

4 Bedroom, 3.00 Bathroom, 3,360 sqft
Single Family on 92.08 Acres

Havelock, Havelock, Nova Scotia

An exceptional and rare opportunity awaits with this expansive multi-property package. Encompassing several parcels of land and diverse structures, this offering is ideal for entrepreneurs, investors, or families seeking a versatile estate that seamlessly blends residential comfort with commercial potential. At the heart of this package is 4706 Highway 340, a property rich in possibilities. The main building features a fully equipped machine shop on the lower level perfect for tradespeople or hobbyists alongside office and studio spaces, both 3-piece and 2-piece bathrooms, and abundant storage. The upper floors house a spacious 4-bedroom, 1-bath residence, offering generous living areas and ample storage, all maintained with heating and cooling via a heat pump, wood stove, and electric baseboard. Additional structures include a substantial 50x100(approx) Quonset building and a 35x120(approx) former cold storage facility, providing extensive space for storage or possible business ventures. Complementing this is 4730 Highway 340, a charming 2-bedroom, 1-bath bungalow that serves as an excellent rental opportunity or guest accommodation. The package also encompasses a barn situated on a separate parcel, offering ample green space that, with some care, could transform into a thriving hobby farm. Another parcel boasts lake frontage, presenting a serene setting for camping or a private retreat, complete with existing road access. Included in this



comprehensive offering are the following PIDs: 30351035, 30351043, 30026967, 30351050, 30267207, 30026868, 30267181, 30267173, 30267199, and 30025787. The properties are being sold "as is/where is," with most contents and furnishings included, excluding personal items and the contents of the tenant-occupied bungalow. This unparalleled package offers the unique chance to consolidate your home and leisure pursuits into one remarkable acquisition. Don't miss out on this extraordinary opportunity! (id:6289)

Essential Information

Listing #	202512406
Price	\$850,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	3,360
Acres	92.08
Type	Single Family
Sub-Type	Freehold
Style	Other

Community Information

Address	4706 Highway 340
Subdivision	Havelock
City	Havelock
Province	Nova Scotia
Postal Code	B0W3T0

Amenities

Features	Treed
Parking	Garage, Paved Yard
# of Garages	1
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

Appliances	Cooktop - Electric, Oven, Dishwasher, Dryer, Washer
Cooling	Heat Pump
# of Stories	2

Exterior

Exterior	Wood shingles
Foundation	Concrete Slab

Listing Details

Listing Office	Exit Realty Town & Country
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