

# \$475,000 - 653 West Sable Road, West Middle Sable

MLS® #202521516

**\$475,000**

3 Bedroom, 3.00 Bathroom, 2,184 sqft

Single Family on 4.82 Acres

West Middle Sable, West Middle Sable, Nova Scotia

Resting on approximately 5 acres with over 735 feet of river frontage on the Sable River, this 3-bedroom, 3-bath home beautifully blends homestead charm with modern conveniences. Inside, the open-concept kitchen, living, and dining area is a true showstopper. Floor-to-ceiling windows flood the space with natural light and showcase the serene river views. The spacious kitchen features warm wood tones, custom built-in cabinetry, modern stainless-steel appliances, and an oversized island that offers both additional workspace and storage. Patio doors open to a lovely patio and gazebo area, creating a seamless flow for indoor-outdoor dining. A wood stove and electric fireplace add warmth to the living room, while the adjoining laundry room offers a practical spot for stacking wood with easy access from inside. A main-level bedroom and full bath complete this floor. Upstairs, the primary suite is a true retreat, boasting river views, a full bath with a granite vanity, and a walk-in closet. A large landing provides an excellent space for a home office, while your third bedroom and 1/2 bath offers the perfect space for guests. Outdoors, the property offers everything you need for hobby farming and enjoying country living. A wooded area ensures a steady supply of firewood, while perennial gardens, a natural pond, and fenced-in spaces add beauty and function. With the exception of the boathouse, all outbuildings are wired including the



renovated chicken coop and workshop. If you've been dreaming of riverside living with the perfect balance of comfort and charm, this property is not to be missed! (id:6289)

Built in 1879

Essential Information

Listing #	202521516
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,184
Acres	4.82
Year Built	1879
Type	Single Family
Sub-Type	Freehold

Community Information

Address	653 West Sable Road
Subdivision	West Middle Sable
City	West Middle Sable
Province	Nova Scotia
Postal Code	B0T1V0

Amenities

Amenities	Beach
Features	Treed, Sump Pump
View	River view
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
# of Stories	2

Exterior

Exterior	Vinyl
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Exterior Features	Partially landscaped
Foundation	Poured Concrete, Stone

## Listing Details

Listing Office      Royal LePage Atlantic (Mahone Bay)



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