

\$2,250,000 - 8 Simmons Island|water Access, West Dover

MLS® #202525545

\$2,250,000

2 Bedroom, 1.00 Bathroom, 950 sqft
Single Family on 8.80 Acres

West Dover, West Dover, Nova Scotia

Just minutes from Peggys Cove and under 40 minutes from Halifax, this remarkable 8-acre private island offers a rare opportunity to own both land and lifestyle. Home to Nova Glamping, a successful tourism business with Superhost status and hundreds of five-star reviews, Simmons Island is a proven operation ready for its next owner. The property includes a hand-crafted log cabin and three geodesic domes, each with its own wood-fired saltwater hot tub, along with shared amenities such as a sauna, campfire areas, and a beach. Guests are drawn to the peace, privacy, and authentic coastal experience this island provides. Fully turn-key and offered with all furnishings, infrastructure, and equipment in place including the boat used to ferry guests and supplies the island is powered by a newly installed solar system with diesel backup. With eight acres of natural landscape and strong existing brand recognition, there's outstanding potential to expand with additional accommodations, event space, or new guest experiences. Or, keep it all for yourself as your very own private oasis in an unmatched retreat in one of Nova Scotia's most beautiful coastal settings. (id:6289)

Built in 2015

Essential Information



Listing #	202525545
Price	\$2,250,000
Bedrooms	2
Bathrooms	1.00
Square Footage	950
Acres	8.80
Year Built	2015
Type	Single Family
Sub-Type	Freehold

Community Information

Address	8 Simmons Island water Access
Subdivision	West Dover
City	West Dover
Province	Nova Scotia
Postal Code	B3Z3S4

Amenities

Features	Treed
Parking	Gravel
Is Waterfront	Yes
Waterfront	Waterfront on ocean

Interior

Appliances	Stove, Dishwasher, Washer/Dryer Combo, Refrigerator, Hot Tub
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Log
Exterior Features	Partially landscaped

Listing Details

Listing Office	The Agency Real Estate Brokerage
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