

\$179,900 - 3833 Highway 209, Advocate Harbour

MLS® #202526196

\$179,900

1 Bedroom, 2.00 Bathroom, 980 sqft

Single Family on 15.00 Acres

Advocate Harbour, Advocate Harbour, Nova Scotia

Located in the hamlet of Advocate Harbour, this charming duplex sits on 15 scenic acres overlooking the breathtaking Bay of Fundy. Ideal for nature lovers and those seeking tranquility, the property offers privacy, space, and stunning views that shift with the dramatic tides. This duplex features a one bedroom apartment on the main floor and a cozy studio apartment on the second floor. Each apartment offers comfortable living space and a private deck perfect for enjoying sunrise coffees or evening sunsets over the water. This property has been completely updated in the last two years, including new metal roof, new drilled well, spray foam insulated floor, 2 new mini split heat pumps, 3 new doors, new window, WETT certified wood stove with Selkirk chimney, updated wiring, plumbing repair, hot water heater, pressure tank, water filtration system, extensive landscaping including private walking trails that lead to your own private frontage on Burke Brook. There is a gorgeous large 36x28 barn/workshop on the property that is a blank canvas - it could be developed into another living space, or could provide great storage or be turned into a great Man Cave or She Shed! Surrounded by fields, forest, and walking trails, the land offers endless potential for gardening, hobby farming, or simply soaking in the beauty of rural Nova Scotia. Whether youre looking to live in one unit and rent the other, host extended family, or invest in an income



property, this duplex provides flexibility and opportunity. It is within walking distance of the award-winning Wild Caraway restaurant, and minutes from Cape Chignecto Provincial Park. This spot is ideal for quiet living in a rural setting with views that are beyond compare!
(id:6289)

Built in 1998

Essential Information

Listing #	202526196
Price	\$179,900
Bedrooms	1
Bathrooms	2.00
Square Footage	980
Acres	15.00
Year Built	1998
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3833 Highway 209
Subdivision	Advocate Harbour
City	Advocate Harbour
Province	Nova Scotia
Postal Code	B0M1S0

Amenities

Amenities	Park, Playground, Place of Worship, Beach
Features	Treed
View	Harbour, Ocean view, River view

Interior

Appliances	Range - Electric, Refrigerator
Cooling	Wall unit, Heat Pump
# of Stories	2

Exterior

Exterior	Vinyl
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Listing Details

Listing Office Coldwell Banker Performance Realty



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