



**Price** \$249,900  
**Status** ACTIVE

[I](#) [M](#) [Schedule a Showing](#)

**MLS #** 202403729  
**PID #** 25502964 **PID #2**  
**PID #3** **PID #4**  
**Total Lot Size SqFt** 75753.0 **Approx Acres** 1.7390

**Address** 52 Seastone Drive  
**Community** Port Howe **NS** B0K 1K0  
**Legal Description** 52 Seastone Dr Lot 13 Port Howe Dwelling

**Lot Size** **Road** Public  
**Waterfront** Yes  
**Water Frontage Type** Ocean, River  
**Water Access/View** Access: Ocean, Access: River  
**Square Footage (MLA)** 240 /  
**Total Fin SqFt (TLA)** 240  
**Building Dimensions** 20'x12'  
**Zoning** RRec **Title to Land** Freehold  
**Type** Cottage / Rec. **Style** Detached  
**Bldg Style** Cottage/Camp  
**New Construction N** **Constr. Status**

**District** 102N-North of Hwy 104  
**Sub-District** N/A  
**Elementary** Northport Consolidated School  
**Middle/Jr** Pugwash District High School  
**High** Pugwash District High School  
**Fr Imm**  
**Fr Imm Mid**  
**Fr Imm High**  
**Other**

Virt Tour URL [Add'l Virt Tour 1 URL](#)

**Closing Date**  
**Possession** Negotiable  
**Price**

**Property Overview** Amazing Opportunity to get that family cottage or waterfront homestead at an affordable price! Welcome to the Shores at Toney Bay, a cottage-themed community of saltwater front lots with a mix of cottages, and year-round homes. 52 Seastone is a winterized tiny home-style cottage with electric heat, a drilled well, septic system, and wireless broadband internet (Bell) on a lot that slopes gently toward 243 feet of saltwater frontage. Take the investments that have been made in infrastructure and expand, or move the small building and put a larger home there (use the existing cottage as a rental?). The area is scenic and quiet, with a small market and lobster pound within walking distance in Port Howe. Located ten minutes from Oxford and just outside Pugwash, this property is near beaches and wineries along the Amherst Shore, 45 minutes from Truro and 1h15 from Halifax Airport. Check out the video, view the 360 tour, and then message us for your own private visit!

**EnerGuide Rating?**  
**EnerGuide Rating (GJ/Year)**  
**Date EnerGuide Obtained**  
**Property Size** 1 to 2.99 Acres  
**Land Features** Cleared, Partial Landscaped, Level  
**Water** Drilled Well, Well  
**Sewage** Septic  
**Utilities** Electricity, High Speed Internet

**Heat/Cool** Baseboard  
**Fuel Type** Electric  
**Flooring** Vinyl Plank  
**Appliances** Barbeque, Range - Electric, Microwave, Refrigerator  
**Rental Equip.** None  
**Features**

**Exterior** Aluminium Siding  
**Roof** Metal  
**Foundation** Piers  
**Basement** None  
**Driveway/Pkg** Gravel, Multiple Driveways  
**Garage** None  
**Structures** Deck, Patio  
**Community Features** Marina, Place of Worship, Beach

**Inclusions** fridge, stove  
**Exclusions** furnishings negotiable

**Directions to Property** Take Hwy 104 to Oxford, take Rte 301 Kolbec Road to the end, slight right onto Rte 6, then left on to Sandpiper lane, then right on Seastone

**AG Bedrm** 1 **BG** 0 **# Bdrm** 1  
**F Baths** 1 **H Baths** 0 **T Baths** 1  
**Master On Main Floor?** No  
**Building Age 2** **Yr Built** 2022 **Yr Built Unknown**

**Sign** Yes **HST (PEI)**  
**HST (NSAR)** Exempt from HST  
**Migrated** Yes **PDS** Yes  
**Rental Income** Potential

**Garage** No  
**Details**  
**Restr/Prot Covenants** Yes

Floor	Room	Size
Main Floor	Kitchen	5'2"x11'
Main Floor	Living Room	9'4"
Main Floor	Bath 1	4'2"x11' 3pc
2nd Level	Primary	Loft BR 8'11"

Floor	Room	Size

Floor	Room	Size

**Monthly Condo Fee** **Fee Includes** **Pet Friendly** **Plus Den Y/N** **No. of Parking Spaces**  
**Betterment Charges** **Fees** **Fees**

**Listing Office** RE/MAX Nova (Halifax)

**Compliments of** Matthew Welch  
 Cell: 902-209-5594 [matt@halifaxmetrohomes.com](mailto:matt@halifaxmetrohomes.com)  
 RE/MAX Nova (Halifax)

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