

# \$2,390,000 - 45 Atkins ""burnt Island"" Road, Conception Bay South

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MLS® #1288269

**\$2,390,000**

3 Bedroom, 4.00 Bathroom, 5,364 sqft  
Single Family on 5.80 Acres

N/A, Conception Bay South, Newfoundland & Labrador

One of the most incredible and incomparable real estate opportunities in the Province. 5.8-acre private waterfront estate situated along Conception Bay Beach and Long Pond, Manuels and known since 1886 as "Burnt Island". Historically, issued from the Crown to John Smith, the island has been the property of Ayre and Sons Limited and the Bennett Family before current owners developed a luxurious western redwood cedar lodge to reside on this picturesque and secluded sanctuary. The potential for development of secure and private marine facilities on this property cannot be matched. Situated opposite the Royal Newfoundland Yacht Club, Burnt Island is truly the location of a boater's paradise. Remarkable view vantage-points, magical sunsets and well-over a collective 2,000 feet of private waterfront and beachfront. Property also includes a 1,500 sf detached two-storey heated Garage together with additional prime opportunity for considering further property development such as guest house, pool, tennis court, etc. (id:6289)

Built in 2001

## Essential Information

Listing # 1288269



|                |               |
|----------------|---------------|
| Price          | \$2,390,000   |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Half Baths     | 2             |
| Square Footage | 5,364         |
| Acres          | 5.80          |
| Year Built     | 2001          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 45 Atkins ""burnt Island"" Road |
| Subdivision | N/A                             |
| City        | Conception Bay South            |
| Province    | Newfoundland & Labrador         |
| Postal Code | A1W3A7                          |

### Amenities

|              |                         |
|--------------|-------------------------|
| Amenities    | Recreation, Shopping    |
| Parking      | Attached Garage, Garage |
| # of Garages | 3                       |
| View         | Ocean view              |

### Interior

|              |                                                               |
|--------------|---------------------------------------------------------------|
| Appliances   | Alarm System, Cooktop, Dishwasher, Microwave, Oven - Built-In |
| Heating      | Oil Hot water radiator heat, Radiant heat, Floor heat         |
| Fireplace    | Yes                                                           |
| # of Stories | 2                                                             |

### Exterior

|            |              |
|------------|--------------|
| Exterior   | Cedar Siding |
| Foundation | Concrete     |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Infinity Realty Inc. |
|----------------|-----------------------------|



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Listing information last updated on October 16th, 2025 at 5:16am PDT