

\$329,000 - 12 Clam Point Road, Clam Point

MLS® #202502000

\$329,000

3 Bedroom, 1.00 Bathroom, 1,488 sqft
Single Family on 0.40 Acres

Clam Point, Clam Point, Nova Scotia

Coastal Gem- Priced to Sell! Just a few minutes from stunning white sand beach with rolling ocean waves , this 2 to 3 bedroom contemporary retreat offers the perfect blend of modern updates and chalet style charm. Nestled on a private lot with a small brook running along side of the property, this home is idea for those seeking both tranquility and convenience- Just minutes from all the amenities of Barrington Passage. Inside the custom designed kitchen , boast oak cabinets , heated porcelain floors in an artistic asymmetrical design. A spacious 14 x 20 loft offers flexibility as a bedroom or relaxation space. This home is bright and inviting , with large windows that bring in natural light. Softwood walls and ceilings enhance the warm character , and a wood stove for easy heating. Additionally, two heat pumps ensure year round comfort. Storage is abundant , including a 24 x 28 detached garage with 12 foot ceilings and its own power - perfect for vehicles , hobbies or a work shop. The beautifully landscaped yard features a fire pit , a small rock garden and a huge deck for entertaining. Recent upgrades include new door knobs throughout, new counter top, sink and faucet, new steel door, and new deck boards. The home has a vapor barrier underneath along with crushed stone and a humidex for moisture control. The seller is leaving behind 2.5 cords of wood, pressure treated lumber, an interior door , ceramic tile, a new bathroom vanity giving you even more



value. A new roof was installed in June 2025.
This home is priced to sell -don't miss your
chance to own this one of a kind coastal
sanctuary! (id:6289)

Built in 2000

Essential Information

Listing #	202502000
Price	\$329,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,488
Acres	0.40
Year Built	2000
Type	Single Family
Sub-Type	Freehold

Community Information

Address	12 Clam Point Road
Subdivision	Clam Point
City	Clam Point
Province	Nova Scotia
Postal Code	B0W1G0

Amenities

Amenities	Golf Course, Park, Playground, Shopping, Place of Worship, Beach
Features	Level
Parking	Detached Garage, Garage, Gravel
# of Garages	2

Interior

Appliances	Barbeque, Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Cooling	Central air conditioning, Wall unit, Heat Pump
# of Stories	2

Exterior

Exterior	Vinyl
Exterior Features	Landscaped

Foundation	Concrete Block
Listing Details	
Listing Office	EXIT Realty Inter Lake (Barring



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 17th, 2025 at 5:31pm PDT