

\$379,900 - 23159 Highway 7, Watt Section

MLS® #202512472

\$379,900

5 Bedroom, 2.00 Bathroom, 2,466 sqft

Single Family on 3.15 Acres

Watt Section, Watt Section, Nova Scotia

Welcome to this large Waterfront 5-bedroom, 2 bathroom home, perfectly nestled on over 3 acres just outside the friendly and vibrant town of Sheet Harbour. Enjoy your own personal water access to Sheet Harbour from your private and separate waterfront lot. The spacious home offers the perfect blend of location, comfort, and convenience with easy access to a wide range of amenities including a local hospital, grocery store, library, gas stations, restaurants, drug store, local brewery and more. Enjoy the peaceful harbour views from your waterfront lot, fish from the front yard, or simply relax on the expansive wrap-around covered deck with your morning coffee. The property also includes a 24x28 wired garage, ideal for hobbyists, complete with a finished loft that can serve as a studio, office or personal retreat. Inside the main floor boasts a thoughtful and spacious layout with large principal rooms and natural lighting throughout. A generous rear entry mudroom/laundry room combo leads into the dining room, perfect for family gatherings. Also on the main floor is a full 4-piece bathroom and large kitchen. The large main floor living room features hardwood flooring and a unique circular bank of windows that showcase the stunning harbour views. Upstairs, you'll find five comfortable bedrooms and another 4-piece bathroom. The central staircase with skylight provides a natural separation between the living and sleeping areas, enhancing both privacy and functionality. The home underwent



extensive renovations in 1998 and new shingles were installed in 2017, offering peace of mind to new owners. Located near the renowned 100 Wild Islands and Taylor Head Park and Beach, the area is a nature lovers paradise perfect for those looking to escape city life and embrace the beauty of Nova Scotias Eastern Shore. Dont miss out on this rare opportunity to own your own slice of coastal paradise. Call your Realtor today and start living the Eastern Shore lifestyle!
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Built in 1953

Essential Information

Listing #	202512472
Price	\$379,900
Bedrooms	5
Bathrooms	2.00
Square Footage	2,466
Acres	3.15
Year Built	1953
Type	Single Family
Sub-Type	Freehold

Community Information

Address	23159 Highway 7
Subdivision	Watt Section
City	Watt Section
Province	Nova Scotia
Postal Code	B0J3B0

Amenities

Amenities	Playground, Place of Worship, Beach
Features	Treed
Parking	Detached Garage, Garage, Gravel, Paved Yard
# of Garages	2
View	Harbour
Is Waterfront	Yes

Waterfront Waterfront

Interior

Appliances Stove, Dryer, Washer, Refrigerator

of Stories 2

Exterior

Exterior Vinyl

Foundation Poured Concrete

Listing Details

Listing Office Keller Williams Select Realty



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Listing information last updated on October 27th, 2025 at 10:16am PDT