

ENGEL & VÖLKERS®

57 Somerset Drive East Sable River, Nova Scotia



2 BEDROOMS | 2.5 BATHROOMS | 1,241 SQ. FT.



57 Somerset Drive

East Sable River, Nova Scotia

2 BEDROOMS | 2.5 BATHROOMS | 1,241 SQ. FT.

Two Bedroom Bungalow on 7.3 Acres with Deeded River Access. Nestled in a serene natural setting, this property combines privacy, space, and potential. Featuring a spacious bungalow on a 3.66 acre lot, alongside an adjoining same size vacant lot offering space, privacy, and future potential.

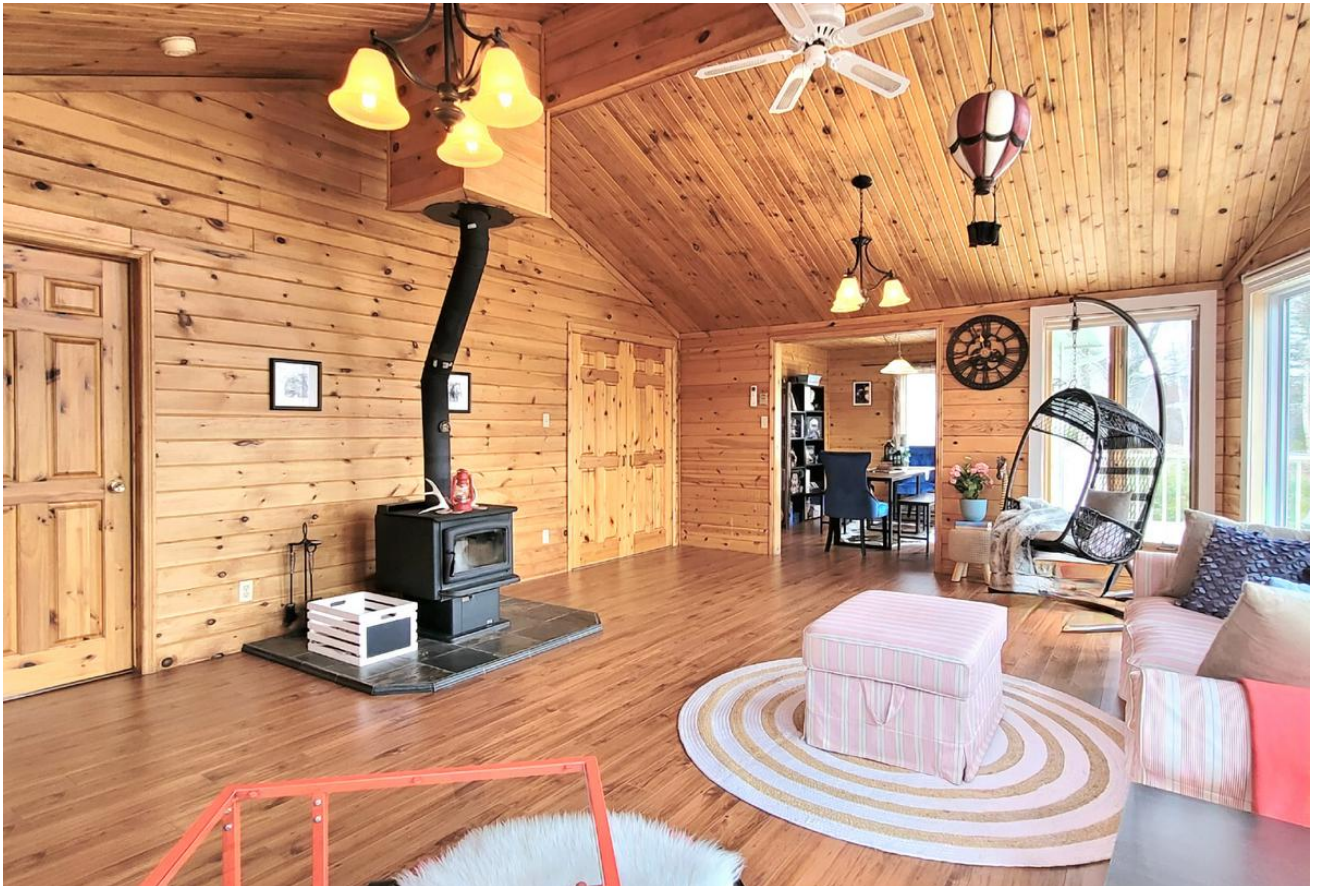
Custom built in the 1990s with quality craftsmanship, this 1,241 sq. ft. home offers two bedrooms; each with its own full en-suite bathroom, a third 2 piece bathroom, laundry, kitchen, formal dining room, and a grand living room. Cathedral ceilings and gable windows fill the main living area with natural light, highlighting the warmth of the pine wood. A cozy wood stove, heat pump, and electric baseboards ensure year round comfort. The dining room opens onto a west facing deck overlooking the serene front yard perfect for entertaining, enjoying wildlife visitors, and stunning sunsets. The deck off the back of the house with the main entrance gives an opportunity to enjoy the scenic backyard and early morning sunrises. A spacious shed provides ample storage for outdoor gear.

Beyond the property, enjoy deeded access to the tidal Sable River, a tranquil spot for swimming, paddle boarding, kayaking, and boating, including a route to Louis Head's white sand beach and the open ocean. Whether you're seeking a peaceful retreat, a forever home, or room to expand, this property offers a rare combination of comfort, privacy, and natural beauty. Consider selling the vacant lot to recoup some of your investment!



Property Features

- 7.3 Acres total consisting of a 3.66 acre vacant lot beside the 3.66 acre lot with house
- 1241 square foot bungalow
- 2 bedrooms, 3 bathrooms
- Quality built in 1990, believed to be finished in 1994.
- Cathedral ceilings
- Pine wood throughout
- Efficient Heat pump
- Electric baseboards
- Wood stove
- Gable windows in the main living room providing plenty of natural light
- Deck on front and back of house
- Patio doors off the dining room
- Spacious front and back yard
- Privacy
- Deeded access to the tidal Sable River, which leads you to the ocean
- U driveway
- Both bedrooms have their own full en suite bathroom
- Convenient outbuilding

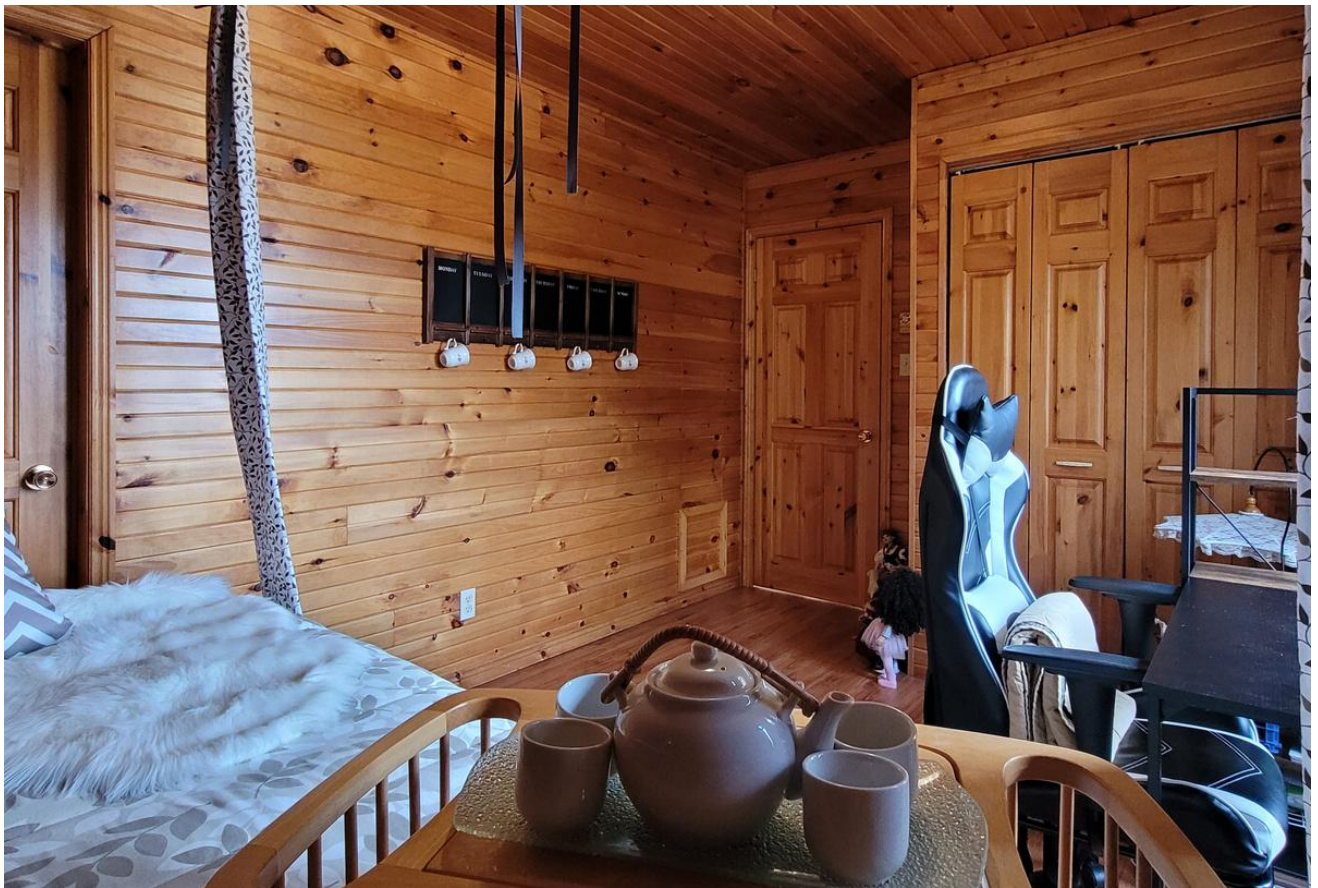




















Lockeport / Shelburne, Nova Scotia

The town of Shelburne provides unique experiences that are rich in culture and adventure while offering places to relax and unwind in a surrounding of historic treasures, wilderness and beauty. Enjoy seaside lodging and camping, dining on fresh seafood, outdoor exploration, local brewery, historic waterfront, and storied history of the area. Visit Crescent Beach in nearby Lockeport, enjoy the white sand and to dip your toes in the Atlantic Ocean.

Schools

Elementary School: Lockeport Elementary School

Junior High: Lockeport Regional High School

High School: Lockeport Regional High School

**57 Somerset Drive
East Sable River, Nova Scotia**



Heidi Fraser

REALTOR® / Real Estate Advisor

327 Main Street · Liverpool · NS · B0T 1K0 · Canada

Mobile +1902-298-9425 | Office +1902-354-3539

heidi.fraser@evrealestate.com
