



3367 Old Guysborough Road Devon Nova Scotia

\$439,900

Welcome to a simpler pace of life at 3367 Old Guysborough Road where fresh air, open skies, and the quiet of the countryside set the rhythm of your days. Nestled on 11.8 acres of mixed-use land, this private split-entry home sits tucked back from the road, offering a peaceful setting to homestead, grow your own food, raise animals, or simply enjoy the beauty of rural living. Step inside to a freshly painted, carpet-free interior that feels clean, bright, and ready for its next chapter. The home features three comfortable bedrooms and an updated full bath, along with updated lighting that adds a warm glow throughout. Downstairs, a partially enclosed rec room offers a cozy spot for movie nights, hobbies, or a quiet retreat, while the expansive storage and laundry area provides plenty of space for canning supplies, tools, and all the essentials of country life. Just off the kitchen, a welcoming 15 x 12 deck invites you to slow down imagine morning coffee as the sun rises over your acreage or summer evenings spent BBQing with family and friends, surrounded by nature. Outbuildings include two practical sheds (24 x 12 and 12 x 8) ready to house your gardening gear, outdoor equipment, or weekend projects. With a 200-amp electrical service and a dedicated generator panel, you'll feel confident and comfortable through every season. Here, you're close enough to enjoy local favorites like a round of golf at Airline Golf Club or a day outdoors at Dollar Lake Provincial Park perfect for swimming, paddling, hiking, and soaking up Nova Scotia's natural beauty while still being connected to the welcoming communities and everyday amenities of East Hants. Solid, inviting, and full of country charm, this property is ready for someone who dreams of space, self-sufficiency, and the kind of quiet you can only find beyond the city. Also note the rec room could easily be turned into a forth...

Bedroom 11.5x10.4

Kitchen 16.05x10

Recreational, Games room 14.06x11.05

Bedroom 10.11x10.09

Utility room 10.4x31.16

Primary Bedroom 12.10x11.11

Living room 13.91x14.1

Bath (# pieces 1,6) 7.16x11.11

Living room 13.91x14.1

Living room 13.91x14.1

Listing Presented By:



Originally Listed by:
Royal LePage Atlantic (Enfield)



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