

\$295,000 - 50 Lake Ridge Lane, East Quinan

MLS® #202215977

\$295,000

3 Bedroom, 1.50 Bathroom, 1,024 sqft

Residential on 7.78 Acres

East Quinan, East Quinan, NS

LOCATION - LOCATION - LOCATION That's what counts, everything else can be changed! This interesting listing features a very private Lake Front Property of nearly 8 acres, south facing, 360 ft of lake frontage, only 20 km from the ocean, with enough space for another cottage. This 1.5-story cottage offers a light and airy open concept living/dining room on the main floor along with a kitchen, half bath, and a small bedroom with direct access to the large deck. A wood stove for the colder autumn evenings brings warmth to this lovely cottage. The cottage is designed as a summer cottage and therefore has no heating system. However, the wood stove and a mobile kerosene heater are enough to transform the house into a cozy home from spring to autumn. Upstairs there is a bedroom with a double bed, a full bathroom, and the primary bedroom. The full basement offers plenty of storage space for your equipment and tools. This property is not connected to a public utility. It is supplied exclusively with solar power (115V and 12V). This is sufficient for the current summer operation. On the property, there is a single garage and a small cabin with a sink and 12V power supply, just 5 meters from the lake. Great for the kids or your guests. Kegeshook Lake is ideal for all water activities. This property is very unique and private and would be perfect for someone who loves water sports on the one hand and enjoys nature and relaxation on the other. Crown land begins behind the property. With an ATV you



can get directly from the property into a widely ramified network of paths and gravel roads to remote lakes. Anglers will find waters rich in fish there. The cottage is only about 35 minutes from the town of Yarmouth with most of the important amenities and a seasonal ferry to the US. Don't miss this rare opportunity and call today for your viewing.

Built in 1992

Essential Information

MLS® #	202215977
Price	\$295,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,024
Acres	7.78
Year Built	1992
Type	Residential
Sub-Type	Cottage / Rec. Properties
Status	Closed
Date Sold	July 20th, 2023

Community Information

Address	50 Lake Ridge Lane
Area	Yarmouth
District	Hwy 308 North
Sub-District	East Quinan
City	East Quinan
County	Yarmouth
Province	NS
Postal Code	B0W 3M0

Amenities

Utilities	Other
Parking Spaces	2

Parking	Detached, Single, Dirt, Gravel
# of Garages	1
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Appliances	Gas Range, Refrigerator
Heating	Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Metal
Construction	Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	residential
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Listing Details

Listing Office	Engel & Volkers (Yarmouth)
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