

\$495,000 - 2957 Hwy#395, East Lake Ainslie

MLS® #202221759

\$495,000

3 Bedroom, 2.00 Bathroom, 1,600 sqft
Residential on 5.00 Acres

N/A, East Lake Ainslie, NS

This home sits on a spacious 5 acres with beautiful beach lake frontage. 2 bedrooms on the main floor and another in the walk-out lower level. There is an older cottage close to the lake. The house being near the road, a huge swath of lawns sweeps down to the lakeshore, with some large trees on the property. The house was built in 1971 and has been renovated and enlarged since then, primarily with the addition of the great room in 1999, with a whole wall of windows facing the lake. Measuring 26 x 50 the main floor has over 1500 sq ft of living space, around 1800 including the bathroom and large bedroom in the walk-out lower level, much of which has only been used for storage, with a garage (11 x 24) at one end. Polytech windows were installed in the 1990's and a metal tile roof in 2010. Inside there is hardwood flooring throughout the main level, and the large stone fireplace now has a propane insert. Other heat is from electric baseboards, 2 heat pumps, and a pellet stove in the lower level. There are also two A/C units. A paved driveway leads to a handy carport with brick arches. The land is in 3 parcels, totaling 5 acres. The lake frontage - 550 feet of it - is some of the nicest anywhere on the lake, with a sandy beach and some large trees hanging over it. One part that protrudes into the lake used to be a wharf and has large rocks scattered around. Wonderful views across the lake and of course - facing west - great sunsets. The cabin near the lake has two bedrooms, and was once part of a



rental business, Trout River Cottages. It's a beautiful drive around Lake Ainslie. Starting out north you can get to Inverness and all its amenities, golf and beach in 20/25 minutes. 15/20 minutes in the other direction lies Whycomomagh and Trans Canada Highway.

Built in 1971

Essential Information

MLS® #	202221759
Price	\$495,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,600
Acres	5.00
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	December 15th, 2022

Community Information

Address	2957 Hwy#395
Area	Highland Region
District	306-Inverness County / Inverness & Area
Sub-District	N/A
City	East Lake Ainslie
County	Inverness
Province	NS
Postal Code	B0E 1N0

Amenities

Utilities	Electric, Propane, Electricity Connected
Parking Spaces	1
Parking	Attached, Single, Carport, Wired, Paved
# of Garages	1

Is Waterfront	Yes
Waterfront	Lake

Interior

Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless, Space Heater
Cooling	Ductless
Fireplace	Yes
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres
Roof	Metal, Shake
Construction	Masonite/Colour Lock, Stone
Foundation	Concrete Perimeter

School Information

Elementary	Inverness Education Centre/ Academy
High	Inverness Education Centre/ Academy

Additional Information

Zoning	rural
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Listing Details

Listing Office	Inverness Properties Ltd.
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