

\$449,900 - 394 Lake Annis Road, Brazil Lake

MLS® #202223087

\$449,900

2 Bedroom, 1.00 Bathroom, 1,872 sqft

Residential on 3.45 Acres

Brazil Lake Rd, Brazil Lake, NS

POPULAR & BEAUTIFUL BIG BRAZIL LAKE FRONTAGE - SUNSETS! SUNRISES! from most windows and 2 nicely appointed 'covered decks' with seating areas that conveniently flow from the interior of this RAISED BUNGALOW with private entrances to both levels. This charming & solidly built one-owner home was designed & built with quality in mind. Features include a cedar exterior, 9" thick walls, 2X6 tongue & groove construction, Brazilian cherry & oak flooring, wide moldings, main bath in-floor heating, Fujitsu heat pump. There is ample space on the lower level for a 3rd bedroom/ensuite. Stamped concrete walkways lead you to a world of privacy and natural inspiration among mature trees + a manicured landscape to the water's edge. High bush blueberry trails anchor the landscape. Bonus: wired 24X20 garage for storing your small watercraft equipment, vehicle, etc. Less than 1/2 hour from the Town of Yarmouth.



Essential Information

MLS® #	202223087
Price	\$449,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,872
Acres	3.45

Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	April 26th, 2023

Community Information

Address	394 Lake Annis Road
Area	Yarmouth
District	County Hwy 340
Sub-District	Brazil Lake Rd
City	Brazil Lake
County	Yarmouth
Province	NS
Postal Code	B0W 2E0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Dirt, Gravel, Other
# of Garages	1
Is Waterfront	Yes
Waterfront	Lake

Interior

Interior Features	High Speed Internet
Appliances	Electric Cooktop, Glass Cooktop, Electric Range, Dishwasher, Dryer - Electric
Heating	Ductless
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	3 to 9.99 Acres, Hardwood Bush, Landscaped, Sloping/Terraced, Softwood Bush
Roof	Asphalt

Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Carleton Consolidated Elementary School
Middle	Maple Grove Education Centre
High	Yarmouth Consolidated Memorial High School

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Royal LePage Atlantic (Mahone Bay)
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Listing information last updated on October 15th, 2025 at 11:32am ADT