

# \$299,900 - 3368 Highway 325, Wileville

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MLS® #202223461

**\$299,900**

3 Bedroom, 1.50 Bathroom, 1,433 sqft

Residential on 0.35 Acres

C3, Wileville, NS

It isn't often you see a property for sale here. Wile's Lake is one of the most popular lakes in the area where you can swim, boat, fish, or just enjoy the view. Only 5 minutes from town with direct lake frontage. Built as a cottage in the late 60's then upgraded in the 90's adding a spacious living room, utility room and a second bath (half). The older portion has a crawl space with dirt and the new portion has a crawl space with a concrete floor - great storage area. The cottage portion is dated and needs upgrading but the potential jumps right out at you when you view it. A 2 storey garage/workshop has a floored in second level offering many possibilities such as a bunkie for guests, a play area for children or perhaps a home office. Water is from the lake. 100 ft lake frontage. Very private. Deeded ROW from the main road over a private road. There is a covered front porch. The roof was resingled approx. 2 years ago. Being sold as is, where is.



Built in 1969

## Essential Information

MLS® #	202223461
Price	\$299,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1

Square Footage	1,433
Acres	0.35
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 25th, 2022

### **Community Information**

Address	3368 Highway 325
Area	South Shore
District	405-Lunenburg County
Sub-District	C3
City	Wileville
County	Lunenburg
Province	NS
Postal Code	B4V 5G8

### **Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, 1.5, Wired, Dirt
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

### **Interior**

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space

### **Exterior**

Lot Description	Under 0.5 Acres, Partially Cleared, Partial Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block, Concrete Perimeter

### **School Information**

Elementary	Newcombville Elementary School
Middle	Hebbville Academy
High	Park View Education Centre

### **Additional Information**

Zoning	Residential
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### **Listing Details**

Listing Office	RE/MAX South Shore Realty(1989) Ltd-Bridgewater
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