

\$1,199,000 - 191 Hamms Hill Road, Blockhouse

MLS® #202301253

\$1,199,000

1 Bedroom, 1.50 Bathroom, 1,868 sqft

Residential on 65.77 Acres

B3, Blockhouse, NS

A rare opportunity to live off grid surrounded by 63.4 acres with 1571 feet of frontage on Langille Lake within minutes of Mahone Bay. Mahone Bay was recently named one of Canada's top 10 most beautiful seaside Towns. The privacy this property affords is unprecedented with its hilltop location and expansive views offering gorgeous sunrises and sunsets. Walk through the 9 acres of cultivated pasture land and follow the trails through the pristine old growth hemlocks leading to the relaxing lake front with a roomy bunkie or for lakeside storage. Featuring a Green Lizard solar power system this off grid property is well designed having many energy efficient features while still maintaining modern comfort and amenities. Cathedral ceilings with recessed lighting and oversized windows offer expansive natural light. Featuring an open concept layout this well planned home offers easy daily living. The kitchen has lots of room to prepare meals with a great size walk in pantry, large island with seating and quartz countertops, as well as a gas range. The spacious and bright living room has an energy efficient wood stove with an adjacent sunroom. Also located on this level is the primary bedroom, full bath and laundry. A lovely hardwood staircase leads to the second level loft area with a custom cabinet bed and half bath. This space would be ideal for guests or an artist's studio or perhaps the perfect addition of a primary bedroom with ensuite. Take time for yourself and enjoy a slower pace



while relaxing in the outdoor sauna or admiring the views from the sunroom. There are sustainable fully fenced garden beds with organic fruit trees, vegetables, and grapes that can be cared for with the 3,000L rainwater irrigation system. Outside there is a single car garage, a garden/wood shed and a prepared area for RV parking. Enjoy the walking trails to the lake or enjoy outside winter activities.

Built in 2017

Essential Information

MLS® #	202301253
Price	\$1,199,000
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,868
Acres	65.77
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 28th, 2023

Community Information

Address	191 Hamms Hill Road
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Blockhouse
County	Lunenburg
Province	NS
Postal Code	B0J 2E0

Amenities

Utilities	Propane, Phone Connected
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Parking	Detached, Gravel
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior Features	Dock
Lot Description	50 to 100 Acres, Cleared, Hardwood Bush, Landscaped, Sloping/Terraced, Softwood Bush, Wooded
Roof	Steel
Construction	Wood Siding
Foundation	Insulated Concrete

School Information

Elementary	Bayview Community School
Middle	Bayview Community School
High	Park View Education Centre

Additional Information

Zoning	Res & Resou
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Listing Details

Listing Office	Engel & Volkers (Lunenburg)
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