

# \$465,000 - 5345 308 Highway, Bell Neck

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MLS® #202307507

**\$465,000**

4 Bedroom, 2.00 Bathroom, 1,820 sqft

Residential on 1.14 Acres

Bell Neck, Bell Neck, NS

Beautiful, waterfront home on crystal clear French Clearwater Lake, located in Bell Neck just ~15 minutes from town! This 4 bedroom, 1.5 bath home is very spacious with a versatile layout! The two large family rooms, with spectacular southwest views of the lake, is where you will want to spend your time indoor when you aren't down at the lake! The main floor also has a large kitchen, dining room, bedroom and bathroom with a gorgeous, tiled, walk-in shower. Travel up the curved staircase to a spacious landing with 3 bedrooms and a half bath. The large attached double garage is a dream for most! Park your vehicles here and enter into a large mudroom with laundry and then into the dining room. This property has been nicely landscaped and the exterior has been wonderfully maintained for beautiful curb appeal! Leave your front door and take the lovely rock path to lake where the water is so clear you will be able to see if the bass or catfish are swimming around the dock! In the evening, spend your time in the rock fire pit area and roast marshmallows by the lake. The house has had many upgrades including two new garage doors 2021, new wood furnace 2021, oil tank 2018, roof 2017 and huge 20'x12' dock with 16' ramp 2018 and main floor bathroom renovated in 2018.

Built in 1975



## Essential Information

MLS® #	202307507
Price	\$465,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,820
Acres	1.14
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 20th, 2023

## Community Information

Address	5345 308 Highway
Area	Yarmouth
District	Hwy 308 North
Sub-District	Bell Neck
City	Bell Neck
County	Yarmouth
Province	NS
Postal Code	B0W 3M0

## Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Circular Driveway, Dirt
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

## Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Washer, Freezer, Refrigerator
Heating	Forced Air, Furnace
Has Basement	Yes

Basement                      Full, Unfinished, Walk-Out Access

**Exterior**

Exterior Features      Dock  
Lot Description        1 to 2.99 Acres, Landscaped  
Roof                      Asphalt  
Construction          Shingle Siding  
Foundation            Concrete Perimeter

**School Information**

Elementary              Drumlin Heights Consolidated School  
Middle                    Drumlin Heights Consolidated School  
High                       Drumlin Heights Consolidated School

**Additional Information**

Zoning                    Residential

**Listing Details**

Listing Office            Modern Realty

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