

\$295,000 - 12 Browns Place, West Lochaber

MLS® #202307542

\$295,000

2 Bedroom, 1.50 Bathroom, 1,150 sqft

Residential on 0.23 Acres

N/A, West Lochaber, NS

This charming one-level home is located just a stone's throw away from the largest and deepest lake east of Montreal, the beautiful Lochaber Lake, providing the perfect lakeside retreat for anyone seeking peace and tranquility. The house boasts 2 cozy bedrooms and 1 and a half bathrooms, making it the perfect size for a small family or a couple. Inside, the house is warm and inviting with its cozy furnishings. There is a propane fireplace for those chilly nights. The kitchen is well-equipped with modern appliances and has everything you need to prepare delicious meals. Outside, the property features a large spacious deck with breathtaking views of the lake, making it the perfect place to relax and unwind while taking in the stunning scenery. Only a 100 meter walk to the lake, where you have full access to the dock and can enjoy a variety of water sport activities, including swimming, boating, and fishing. The Lochaber Community Centre is located just a few minutes away and offers a range of amenities, including a fitness room, basketball and tennis courts, a playground, and a boat launch. With four seasons of activities to enjoy, there is always something to do. Just 25 minutes to Antigonish. A hidden gem, with stunning views of the lake and all the amenities you need to enjoy lakeside living. Whether you're looking for a weekend getaway or a permanent home, this property offers the perfect balance of peace and convenience. Check out <https://www.lochaber.ca> to find out



more about the community!

Essential Information

MLS® #	202307542
Price	\$295,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,150
Acres	0.23
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 24th, 2023

Community Information

Address	12 Browns Place
Area	Highland Region
District	302-Antigonish County
Sub-District	N/A
City	West Lochaber
County	Antigonish
Province	NS
Postal Code	B2G 2L3

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Double, Gravel
View	Lake
Waterfront	Lake Privileges

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard

Fireplace	Yes
Fireplaces	Propane
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier

School Information

Elementary	Antigonish Education Centre
Middle	St. Andrew Junior School
High	Dr. John Hugh Gillis Regional High School

Additional Information

Zoning	N/A
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Listing Details

Listing Office	Royal LePage Anchor Realty
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