

\$649,900 - 308 Mcgrath Avenue, Upper Rawdon

MLS® #202308288

\$649,900

4 Bedroom, 1.50 Bathroom, 1,654 sqft

Residential on 1.84 Acres

105-C, Upper Rawdon, NS

Looking for peace and tranquility, close to nature yet not too far from the hustle and bustle of city life? McGrath Lake is it! This lovingly updated 4 bed, 1.5 bath home shows pride of ownership throughout. From freshly painted and whitewashed wood walls (this looks stunning) to the many recent updates including all new windows & doors, new flooring on the main, new lighting, new Chef's kitchen and appliances, new 200 amp panel and HW tank, and so on..over \$100K invested! The large living room window with views of the lake is sure to captivate all year long. Open concept living, dining and kitchen with new French doors to the deck, and two bedrooms (one is currently used as an office), half bath and laundry complete the main floor. The second level houses the principal bedroom, a second bedroom and main bath. Outside the deck wraps around two sides of the house with breathtaking views of nature and McGrath Lake. Imagine a glass of wine on your spacious deck, watching the sun set over the lake. Launch your kayak (it is included) from your own dock for an early morning paddle. Take your fishing rod and catch a few for dinner! We haven't forgotten the man of the house..there is an oversized detached double car garage with a spacious 630sf loft above. Heated and air conditioned with skylights, makes this a fantastic Man Cave, a retreat to recharge, a games room, an office.. whatever you can envision. With the close proximity of the ATV



trails, no trailering required, just hop on and go for a run. Lots of storage for all the toys, and a separate workshop is attached to the garage. Almost two acres to call home and cottage all in one. 20 mins to Timâ€™s on Beaverbank Road, and 25 minutes to Lower Sackville amenities, groceries and Cobequid Centre. Now is the time to enjoy life at the lake! Call your favourite realtor today.

Built in 1985

Essential Information

MLS® #	202308288
Price	\$649,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,654
Acres	1.84
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 31st, 2023

Community Information

Address	308 Mcgrath Avenue
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-C
City	Upper Rawdon
County	Hants
Province	NS
Postal Code	B0N 2N0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected,
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	Other
Parking Spaces	4
Parking	Detached, Double, Heated Garage, Wired, Paved
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Electric Cooktop, Electric Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Water Softener
Heating	Baseboard, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	Two
Basement	None

Exterior

Exterior Features	Dock
Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

School Information

Elementary	Rawdon District Elementary School
Middle	Hants East Rural High School
High	Hants East Rural High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	RE/MAX Nova
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