

\$785,000 - 273 Laurie Wamboldt Road, Greenfield

MLS® #202308871

\$785,000

3 Bedroom, 2.00 Bathroom, 2,027 sqft

Residential on 1.55 Acres

D1, Greenfield, NS

On offer is a rare opportunity to own a stunning property on Little Ponhook Lake! The property is nestled on a very private 1.55 acre treed lot with 375 feet of pristine lake frontage. The owners spared no expense in the custom design and finishes. Walk through the front door into a foyer with double closets and beautiful leaded glass windows and doors. The kitchen is a showstopper with gleaming stainless-steel countertops, top of the line appliances and new cabinets framed by gorgeous tile to the vaulted ceiling. An added convenience is the exterior entrance to the kitchen via the mudroom. The spacious main living area is perfect for entertaining and features vaulted ceilings, Valor propane fireplace and floor to ceiling windows that capture lake views. Rounding out the main living space is a west facing screened porch that opens onto an expansive wrap-around deck with glass railings; the perfect spot to lounge lakefront to watch the resident loons and enjoy amazing sunsets. This house has an impressive lakefront primary bedroom and ensuite with soaker tub and a large shower. The home has another full bathroom and two additional bedrooms. The shallow entry lake has a new dock; perfect for boats, jet skis or a dive into the spring-fed lake. There is a boathouse close by to store lake essentials and a two door, 30x24 garage for everything else. Take the boat from the garage to your slipway and launch with ease. The home has been designed with maintenance free living in



mind. It is equipped with a metal roof, generator and features vinyl board and batten siding and cedar shingles as a perfect accent. Located just 5 minutes from the village of Greenfield with gas stations/convenience stores, NSLC, post office, recreation centre, school/library, and a church. If you have been looking for a turnkey lakefront property within a 30 min drive of Bridgewater and Liverpool, this is it! Call today to book your private viewing of this spectacular lakefront home.

Essential Information

MLS® #	202308871
Price	\$785,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,027
Acres	1.55
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 15th, 2023

Community Information

Address	273 Laurie Wamboldt Road
Area	South Shore
District	406-Queens County
Sub-District	D1
City	Greenfield
County	Queens
Province	NS
Postal Code	B0T 1E0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4

Parking	Detached, Double, Wired, Circular Driveway, Gravel
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Freezer, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless, Stove
Fireplace	Yes
Fireplaces	Gas, Propane
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space, Partially Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Landscaped
Roof	Metal
Construction	Shingle Siding, Vinyl Siding
Foundation	Concrete Perimeter, Slab

School Information

Elementary	Greenfield Elementary School
Middle	North Queens Rural High School
High	North Queens Rural High School

Additional Information

Zoning	Res
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Listing Details

Listing Office	EXIT Realty Inter Lake Liverpool
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Listing information last updated on October 22nd, 2025 at 1:03pm ADT