

# \$269,900 - 39 Sandy Cove Road, Brazil Lake

MLS® #202310093

## \$269,900

2 Bedroom, 1.00 Bathroom, 840 sqft  
Residential on 1.33 Acres

Brazil Lake Rd, Brazil Lake, NS

39 Sandy Cove Road situated on Brazil Lake is a popular spot for recreation and or year round living. 15 minutes away from Yarmouth this property has the ability to be either year round living or seasonal. Westerly facing to the lake with sunsets overlooking the lake will certainly add to the features. There is a large deck with lots of space to entertain and then closer to the shoreline there is a great fire pit area. Also the property can accommodate an RV if a family member wants to come and stay from time to time. Boating and swimming are good here . Call today to see if this is a property that meets your needs. You will not be disappointed .



Built in 2016

### Essential Information

MLS® #	202310093
Price	\$269,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	840
Acres	1.33
Year Built	2016
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Cottage/Camp
Status	Closed

Date Sold                      June 30th, 2023

### **Community Information**

Address	39 Sandy Cove Road
Area	Yarmouth
District	County Hwy 340
Sub-District	Brazil Lake Rd
City	Brazil Lake
County	Yarmouth
Province	NS
Postal Code	B5A 0E7

### **Amenities**

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Circular Driveway, Gravel
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

### **Interior**

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Microwave, Refrigerator
Heating	Baseboard, Ductless, Stove
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Other

### **Exterior**

Exterior Features	Dock
Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped
Roof	Asphalt
Construction	Shingle Siding
Foundation	Pillar/Post/Pier

### **School Information**

Elementary	Carleton Consolidated Elementary School
Middle	Maple Grove Education Centre

High Yarmouth Consolidated Memorial High School

### **Additional Information**

Zoning residential

### **Listing Details**

Listing Office The Real Estate Store

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