

\$695,000 - 767 High Landing Road, Barss Corner

MLS® #202311729

\$695,000

2 Bedroom, 2.00 Bathroom, 2,040 sqft

Residential on 1.28 Acres

A3, Barss Corner, NS

Rare opportunity to own a year-round home on Sherbrooke Lake! Not only is this lake one of Nova Scotia's largest at 9 miles, but it is one of the most private! Great lake for fishing (chained pickerel, Bass and occasional trout), boating, kayaking, and swimming. This private 1.28 acre lot has 200' of lakefront with sandy shore line. The 150' DockinaBox® system with Deckwave® technology is included as well as floating raft for swimmers. The yard boasts lakeside fire pit, lawn for outdoor games, and a strawberry patch. The (New) Old Hickory Barn makes a quaint bunkie for visitors with its own deck and electric heat. The 3-door garage has space for two cars, water toys and a separate workshop area that could fit a Seadoo or 4-wheeler. Boat is for sale but not included in this list price. Inside this well cared for home has great spaces for entertaining friends or family. Open kitchen/dining/den concept plus a spacious living room with large windows to maximize views of the lake. Primary bedroom on main floor has new flooring, large double closet and room for a king size bed. New bathroom now incorporates the (new) washer and dryer, large storage closet and 4+ ft walk in shower. Home has ductless heat pump, electric base board or cozy wood stove for heating options. Large deck off the side entrance and dining room offers lots of outdoor living space options. Downstairs offers bedroom, large, finished storage room, new 3 pc bath, and family room. From here, you can walk out to covered patio



area where you can enjoy watching the lake even on rainy days. Road fees are \$500/year but is included in your municipal taxes. Garbage pickup at the end of your own driveway. High speed internet available. 20 minutes to Mahone Bay and Hwy 103 access. 12 minutes to amenities of New Ross. 30 min.to Kentville. App. 1 hr to COSTCO!

Essential Information

MLS® #	202311729
Price	\$695,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,040
Acres	1.28
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	November 7th, 2023

Community Information

Address	767 High Landing Road
Area	South Shore
District	405-Lunenburg County
Sub-District	A3
City	Barss Corner
County	Lunenburg
Province	NS
Postal Code	B0R 1A0

Amenities

Utilities	Electric, Phone Connected
Parking Spaces	3
Parking	Detached, Triple, Gravel
# of Garages	3

Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Dishwasher, Washer/Dryer, Freezer, Refrigerator
Heating	Ductless
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

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

Additional Information

Zoning	general
HOA Fees	500

Listing Details

Listing Office	EXP Realty of Canada Inc.
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