

\$650,000 - 935 Black River Road, Black River

MLS® #202313509

\$650,000

2 Bedroom, 1.50 Bathroom, 1,640 sqft

Residential on 2.94 Acres

V2, Black River, NS

Ever dreamt of living year-round on a gorgeous lakefront property? Of course you have we all have! This is your opportunity to seize it and they don't come any better than this one. 2.94 acres of land with 220 ft of water frontage on the prestigious Black River Lake, well known for its fantastic boating, fishing & swimming. A uniquely convenient location let's you enjoy the nature, peace and tranquility of a rural lakefront property while also affording you the convenience of being within 20 mins of Wolfville, New Minas & Gaspereau. This beautiful Chalet style home was built in 2000 by the current owners and has been well maintained and updated accordingly.

Featuring a traditional u-shaped kitchen open to the dining/living area with an expansive vaulted skylit ceiling, the main level also includes a bedroom, mudroom, full bath with laundry & incredible screened in covered deck. Primary bed & 2pc ensuite sit alone on the top level, while the walk-out bsmt features an inviting family room with woodstove, storage rm & den which can be used as a guest rm or easily converted to a legal bedroom with the addition of an egress window. 2 outbuildings: a sizeable wood shed & the garage of your dreams, 2 levels, 32'x 26', fully insulated, in-floor heat & humidity control on the main level, heat pump & air exchanger upstairs as well as a composting toilet, wet bar & the most amazing entertainment space including a kegerator & TV over the bar which will both be staying. The property has been carefully



developed including a well-built driveway with plenty of parking for vehicles & trailers, mature lawns & plants, a little fish pond, an invisible dog fence (included), 3 firepit areas, a sandy beach & floating dock system. 3 heat pumps, generator panel, electrical hook up for a hot tub, separate power meter for the garage & the list goes on. Just picture yourself sitting on your own dock with your favourite beverage in hand enjoying the magical sunsets over the lake!

Built in 2000

Essential Information

MLS® #	202313509
Price	\$650,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,640
Acres	2.94
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Chalet
Status	Closed
Date Sold	March 28th, 2024

Community Information

Address	935 Black River Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Black River
County	Kings
Province	NS
Postal Code	B4P 2R1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Heated Garage, Wired, Circular Driveway, Gravel, Multiple Driveways, Parking Spaces(s)
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Freezer - Stand Up, Microwave, Refrigerator, Water Purifier
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Exterior Features	Dock
Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Gaspereau Valley Elementary School
Middle	Wolfville School
High	Horton High School

Additional Information

Zoning	S1
HOA Fees	325

Listing Details

Listing Office	Exit Realty Town & Country
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