

\$249,900 - 327 Cross Road, Upper New Cornwall

MLS® #202315330

\$249,900

4 Bedroom, 1.00 Bathroom, 1,210 sqft

Farm on 58.00 Acres

B4, Upper New Cornwall, NS

We all have dreams that we want to make real; here's your chance! This 58 Acre property could be rejuvenated as the farm it once was; or developed into a residential sub-division; or a vineyard; or a campground etc. In the last 8-10 yrs the house saw all windows and beautiful front door installed; main level drywall removed so the walls could be insulated; new flooring; bathroom updated. The 2nd level is renovation ready with ample space for lg primary suite; 3rd bath & 2 bedrooms. The basement is suitable for dry storage. Two high-producing dug wells are near the house, only 1 used in recent years. Out buildings include 12X16 shed built in 2021 on a frost wall & cement floor. The property has >1,500 ft frontage along Frank Lake; great for canoe, paddle boards and fishing. 2008 a camp was built adjacent to the lake. It has skylights to see the lake from your bed in the loft. It also has a wrap around deck to enjoy the lakeview and tranquility of the area.



Built in 1913

Essential Information

MLS® #	202315330
Price	\$249,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,210

Acres	58.00
Year Built	1913
Type	Farm
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 24th, 2023

Community Information

Address	327 Cross Road
Area	South Shore
District	405-Lunenburg County
Sub-District	B4
City	Upper New Cornwall
County	Lunenburg
Province	NS
Postal Code	B0J 2E0

Amenities

Utilities	Propane, Electricity Connected, Phone Connected
Parking	Gravel
Is Waterfront	Yes
Waterfront	Lake

Interior

Appliances	Electric Range, Dryer - Electric, Washer, Refrigerator
Heating	Forced Air
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Unfinished, Walk-Out Access

Exterior

Lot Description	Partially Cleared, Wooded, 50 to 100 Acres
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter, Stone

Additional Information

Zoning	Rural
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Listing Details

Listing Office Royal LePage Atlantic

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