

# \$115,000 - 31 Lakeshore Lane, Brazil Lake

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MLS® #202315460

**\$115,000**

Bedroom, 0.50 Bathroom, 433 sqft

Residential on 0.20 Acres

Brazil Lake Rd, Brazil Lake, NS

Having a camp just a few feet from the waters edge makes for extraordinary lake-life experiences! The stairs from the deck lead directly down into the lake! The lake view from the large living room is wonderful! This is a rustic summer camp with power, a half bathroom (toilet and sink only), and open living/kitchen space with a small loft above for sleeping quarters or storage. Brazil lake is a highly sought after lake as it is great for swimming, fishing or boating. This lakeside yard is the perfect place for campfires and outdoor activities with family and friends. The days of building camps this close to the lake are over, so this is an opportunity to own a unique property on the water's edge! The property is a 8825 sqft lot with approx 100' of lakefront nestled in on Lakeshore Lane, just 20 minutes from Yarmouth.



## Essential Information

MLS® #	202315460
Price	\$115,000
Bathrooms	0.50
Half Baths	1
Square Footage	433
Acres	0.20
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Cottage/Camp

Status	Closed
Date Sold	August 25th, 2023

### Community Information

Address	31 Lakeshore Lane
Area	Yarmouth
District	County Hwy 340
Sub-District	Brazil Lake Rd
City	Brazil Lake
County	Yarmouth
Province	NS
Postal Code	B5A 5N4

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Dirt
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

### Interior

Interior Features	High Speed Internet
Appliances	Refrigerator
Heating	No Heating/Cooling
Cooling	No Heating/Cooling
Basement	None

### Exterior

Lot Description	Under 0.5 Acres, Cleared, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Other, 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

Modern Realty

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