

\$325,000 - 1114 Trout Lake Road, New Albany

MLS® #202315840

\$325,000

3 Bedroom, 1.00 Bathroom, 1,284 sqft

Residential on 0.77 Acres

V3, New Albany, NS

Nowâ€™s your chance to own a summer getaway, or enjoy year-round living on popular Trout Lake! Located on a municipally maintained road with wired high-speed internet available, this is an attractive option for those who can work from home while basking in the sun lakeside. Offering a total of three bedrooms (egress to be verified), there is plenty of space for visiting guests and a 4pc bath with laundry connections. The open concept living space is flooded with natural light and lake views, featuring a fully equipped kitchen with most of the furnishings and contents included. You can start enjoying your new space right away! The covered deck is great for outdoor entertaining even on a rainy day, as is the below patio with walkout from the lower level. The cozy family room offers a woodstove and additional pull-out sofa, followed by a neat and tidy utility/storage room. Spend your days lounging on the dock, or grab a paddle and explore all the nooks and crannies this awesome lake has to offer. Gardeners will feel right at home with raised bed planters, established perennials, even your own rhubarb and raspberry patch! Always lovingly maintained, some of the more recent improvements include: newer exterior doors and several updated windows, roof shingles 2018, rain gutters with leaf guard 2019, drilled well 2015, and added 12x14 storage shed 2019. Offered by the original owners, this property is the perfect spot to create lasting memories with your family at the lake!



Donâ€™t delay, opportunities such as this are a rare find in todayâ€™s market!

Built in 1983

Essential Information

MLS® #	202315840
Price	\$325,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,284
Acres	0.77
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 1st, 2023

Community Information

Address	1114 Trout Lake Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	New Albany
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

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

Interior

Interior Features	High Speed Internet
Appliances	Stove, Refrigerator

Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	0.5 to 0.99 Acres, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Fiberglass
Construction	Masonite/Colour Lock, Colour Lock
Foundation	Block

Additional Information

Zoning	GD
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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