

# \$359,900 - 20 Green Tree Lane, Greenfield

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MLS® #202316554

**\$359,900**

3 Bedroom, 1.00 Bathroom, 994 sqft

Residential on 1.17 Acres

D1, Greenfield, NS

A rare find on beautiful Ponhook Lake! This 3 bedroom fully furnished cottage sits on a beautiful lot with over 200 feet of gorgeous frontage. A sandy beach, boat launch along with a docking system will make your summer days complete as you enjoy everything that Ponhook Lakes offer. Known as one of the best boating lakes in the province, you will love exploring here. The cottage features an open living/dining/kitchen area, complete with a heat pump for air conditioning in the summer and heating in cooler seasons. There is also a Jotul wood stove to take the bite off those chilly mornings in the fall! This property offers 3 bedrooms along with a spacious bathroom/laundry area. In 2011, numerous upgrades were completed to the original section of the cottage, including all new vinyl windows and roof shingles. This property is located in a very quiet area of Ponhook Lake. There are just 5 cottages/homes on this lane. With Greenfield only a short 4-5 min drive away, access to top of the line high speed internet, what more would you be looking for? Call today to book a viewing to see this incredible property.



Built in 1978

## Essential Information

MLS® # 202316554

Price \$359,900

|                |                           |
|----------------|---------------------------|
| Bedrooms       | 3                         |
| Bathrooms      | 1.00                      |
| Full Baths     | 1                         |
| Square Footage | 994                       |
| Acres          | 1.17                      |
| Year Built     | 1978                      |
| Type           | Residential               |
| Sub-Type       | Cottage / Rec. Properties |
| Style          | Cottage/Camp              |
| Status         | Closed                    |
| Date Sold      | November 10th, 2023       |

### Community Information

|              |                    |
|--------------|--------------------|
| Address      | 20 Green Tree Lane |
| Area         | South Shore        |
| District     | 406-Queens County  |
| Sub-District | D1                 |
| City         | Greenfield         |
| County       | Queens             |
| Province     | NS                 |
| Postal Code  | B0T 1E0            |

### Amenities

|               |                                                                   |
|---------------|-------------------------------------------------------------------|
| Utilities     | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking       | No Garage, Dirt                                                   |
| Is Waterfront | Yes                                                               |
| Waterfront    | Lake                                                              |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | High Speed Internet                                                 |
| Appliances        | Stove, Dishwasher, Washer, Freezer - Chest, Microwave, Refrigerator |
| Heating           | Baseboard, Ductless                                                 |
| Fireplace         | Yes                                                                 |
| Fireplaces        | Wood Burning Stove                                                  |
| Basement          | None                                                                |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Dock                        |
| Lot Description   | 1 to 2.99 Acres, Landscaped |

|              |                  |
|--------------|------------------|
| Roof         | Asphalt          |
| Construction | Wood Siding      |
| Foundation   | Pillar/Post/Pier |

### **Additional Information**

|          |     |
|----------|-----|
| Zoning   | Res |
| HOA Fees | 150 |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | EXIT Realty Inter Lake Liverpool |
|----------------|----------------------------------|

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