

\$299,900 - 631 Molega Lake Road, Molega Lake

MLS® #202316664

\$299,900

3 Bedroom, 2.00 Bathroom, 1,250 sqft
Residential on 0.46 Acres

C3, Molega Lake, NS

Grab your kayak for a quick paddle, soak up all the sun on the deck with your morning coffee, and, of course, take comfort in escaping it all. This is Cottage Country, and this is Little Moose Lake. While Little Moose Lake might be smaller than Molega Lake, which is directly behind it, it's the perfect place to relax, unwind, canoe, kayak, and swim. The area has over 52 kms of trails and access to 7 other lakes! The lot has a lovely gentle slope to the water's edge and is fully landscaped for kids and pets to play. This location can be used year-round for those looking to get that "cottage feel" 365 days a year. The cottage would require a few "winterizing" modifications, but it's doable! Inside has an excellent open-concept design, with the primary bedroom and a full bath on the main level. The main living area has cathedral ceilings dressed in pine boards and is a generous space for family & guests to gather. The lower level hosts the additional 2 bedrooms and another full bath and storage space. Some upgrades in recent years include a new roof in 2016, flooring in 2014/2015, windows in 2012 and an upgraded electrical panel. Boating on a larger lake directly behind this property while still having the peace and solitude of a direct frontage on a smaller lake, year-round or seasonal escape- this property offers the best of both worlds. Only 20mins to Bridgewater amenities and Highway #103.



Essential Information

MLS® #	202316664
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,250
Acres	0.46
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Cottage/Camp
Status	Closed
Date Sold	May 15th, 2024

Community Information

Address	631 Molega Lake Road
Area	South Shore
District	405-Lunenburg County
Sub-District	C3
City	Molega Lake
County	Lunenburg
Province	NS
Postal Code	B4V 8T9

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Single, Carport, Gravel
# of Garages	1
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Stove, Microwave, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove

Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	Under 0.5 Acres, Landscaped, Level, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Block, Concrete Perimeter

Additional Information

Zoning	Res
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Listing Details

Listing Office	EXIT Realty Inter Lake
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