

\$264,900 - 369 Birch Lane, Aylesford Lake

MLS® #202319699

\$264,900

2 Bedroom, 1.00 Bathroom, 856 sqft
Residential on 0.92 Acres

V2, Aylesford Lake, NS

This adorable property in the Sunrise Ridge area of Aylesford Lake has been oh so tastefully renovated showcasing a high level of craftsmanship and attention to detail.

Featuring exposed beams, a maple live edge counter and whitewashed pine, this cottage is as cute as it comes! Deeded waterfront access is only steps away in multiple locations along the lakefront (closest are 525ft and 1150ft away). Nearby 25 acre greenspace with trails & public beach for outdoor enthusiasts to enjoy complete the package. Previously used as a successful Airbnb with excellent reviews, this could be continued or reserved for private use. Year-round comfort & efficiency with heat pump & cozy woodstove make this property a shoe in for anyone looking to own in this sought after location. Most everything on the property is included so this is truly a turnkey sale. Recent updates include roof shingles, drilled well, bathroom vanity and deck extension, come see how easy it can be to move right in & enjoy!



Built in 1986

Essential Information

MLS® #	202319699
Price	\$264,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1

Square Footage	856
Acres	0.92
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	February 29th, 2024

Community Information

Address	369 Birch Lane
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Aylesford Lake
County	Kings
Province	NS
Postal Code	B0P 1A0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
Waterfront	Access: Deeded

Interior

Interior Features	See Remarks, High Speed Internet
Appliances	Stove, Refrigerator
Heating	Baseboard, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	0.5 to 0.99 Acres, Partially Cleared, Partial Landscaped, Wooded
Roof	Asphalt
Construction	Shingle Siding, Vinyl Siding

Foundation Pillar/Post/Pier

School Information

Elementary Saint Mary's Elementary School
Middle Pine Ridge Middle School
High West Kings District High School

Additional Information

Zoning S1

Listing Details

Listing Office Exit Realty Town & Country

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