

\$649,900 - 223 Beeler Road, Elmwood

MLS® #202322547

\$649,900

3 Bedroom, 1.50 Bathroom, 2,829 sqft

Residential on 66.70 Acres

B4, Elmwood, NS

This gorgeous family home situated at the end of a quiet, country road offers the privacy and serenity you've been dreaming of. As you arrive at the property, you'll immediately notice the spectacular views of Church Lake, Indian Lake and the impressive river bordering the property. Stepping inside, you'll be amazed at the natural light entering the home. The main floor boasts picturesque water views, a fireplace, a half bath, large living areas and a wrap around deck, making entertaining a breeze. You'll find 3 bedrooms upstairs. The primary bedroom and the bedroom across from the primary feature breathtaking water views. Upstairs, you'll also find a full bathroom and the third bedroom with a bonus room attached, perfect for an office or playroom. In the basement, there is a large recreational room, and another room ideal for an office, home gym, or den. The walkout basement also features a large laundry area, utility room, cold room, and ample storage space. Outside, a wide path takes you directly from the house to the river at the base of the property. The riverfront extends almost a full kilometre along this property and offers a boat launch, a sand beach and endless opportunities for recreational enjoyment, whether your family enjoys swimming, fishing, boating, kayaking, stargazing or bonfires. Also outside, there is a 3 car garage and a 3 storey barn with an enclosed horse/animal shelter. With flexible zoning, the possibilities are truly endless at this 66.7 acre property. This property is also



wired for a generator, has high speed internet capabilities, has a new 11,830w solar system making it easy to go off-grid, new architectural shingles, new appliances and heat sources, including a new heat pump water heater. With the conveniences of Cookville and Bridgewater approximately 30 minutes away, and under an hour to attractions of Mahone Bay and Lunenburg, this property is sure to please. Call today to book a showing.

Built in 1989

Essential Information

MLS® #	202322547
Price	\$649,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,829
Acres	66.70
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod
Status	Closed
Date Sold	May 9th, 2024

Community Information

Address	223 Beeler Road
Area	South Shore
District	405-Lunenburg County
Sub-District	B4
City	Elmwood
County	Lunenburg
Province	NS
Postal Code	B0R 1A0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	5
Parking	Detached, Triple, Double, Gravel
# of Garages	3
View	Lake, River
Is Waterfront	Yes
Waterfront	River Front, River Access, Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Fireplace(s), Furnace, Hot Water
Cooling	Ductless
Fireplace	Yes
Fireplaces	Fireplace(s), Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	50 to 100 Acres, Cleared, Partially Cleared, Landscaped, Level, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	New Germany Elementary School
Middle	New Germany Rural High School
High	New Germany Rural High School

Additional Information

Zoning	None
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Listing Details

Listing Office	Royal LePage Atlantic
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