

\$589,900 - 85 Loon Point Trail, East Uniacke

MLS® #202324246

\$589,900

3 Bedroom, 2.00 Bathroom, 1,576 sqft

Residential on 0.78 Acres

105-D, East Uniacke, NS

Welcome to 85 Loon Point Trail, where the exquisite "Obsidian" bungalow awaits amidst the serenity of a private road within The Villages of Long Lake, Nova Scotia. Embrace a lifestyle that seamlessly blends peace and tranquility with proximity to urban conveniences. Nestled near the picturesque lake, The Obsidian offers more than just a home—it provides deeded access to the lake, an extensive network of walking trails spanning nearly 17km, convenient boat launches, and access to two inviting beaches. There is a community playground slated for Spring 2024, enhancing the appeal of this newly constructed residence as an ideal haven for a growing family or those seeking a serene retreat. This thoughtfully designed home boasts three spacious bedrooms, two full bathrooms, and ample outdoor space. Fully wheelchair accessibility with 36" wide doors and lowered switches, catering to diverse lifestyle needs. Step into the bright and inviting interior, designed with an open concept floorplan that accentuates the spaciousness of each room. The primary bedroom, walk-in closet, and ensuite are strategically positioned at one end of the house, providing a private oasis within your home. The expansive kitchen is a culinary delight, featuring a large island for both cooking and hosting meals, adorned with a beautiful white quartz countertop and cabinets crafted by the esteemed Walls Cabinetry. Extend your living space seamlessly with a 10 x 16 deck off the kitchen,



perfect for outdoor entertaining against the backdrop of the surrounding natural beauty. Stay cozy with propane radiant in-floor heating, complemented by a ductless heat pump that offers additional heating and cooling options as desired. This home is equipped with modern conveniences, including an electric car charger, a new 200-amp breaker panel, propane hot water system, energy-efficient lighting, and a distinctive metal roof and siding that add character to its exterior. Discover the perfect blend of comfort and style.

Essential Information

MLS® #	202324246
Price	\$589,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,576
Acres	0.78
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	January 3rd, 2024

Community Information

Address	85 Loon Point Trail
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-D
City	East Uniacke
County	Hants
Province	NS
Postal Code	B0N 1Z0

Amenities

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

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove - Gas, Dishwasher, Dryer, Washer, Refrigerator
Heating	Ductless, Hot Water, In Floor, Radiant
Basement	None

Exterior

Lot Description	0.5 to 0.99 Acres, Level, Wooded
Roof	Metal
Construction	Steel Siding, Other
Foundation	Concrete Perimeter, Slab

School Information

Elementary	Uniacke District School
Middle	Uniacke District School
High	Avon View High School

Additional Information

Zoning	RCDD
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Listing Details

Listing Office	Royal LePage Atlantic (Enfield)
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