

\$675,000 - 28 Fisherman Path, North Kemptville

MLS® #202402516

\$675,000

3 Bedroom, 1.50 Bathroom, 2,507 sqft

Residential on 4.09 Acres

North Kemptville, North Kemptville, NS

Lakefront living at its best! This newly-built home sits on a 4.1-acre lot with 213ft of lake frontage. Stunning views of Kempt Back Lake with spectacular sunsets from this west-facing lot. Built over several years, the workmanship and attention to detail really shows in the fit and finish of the interior and exterior finishes. The house has been fitted with a metal roof and red cedar fascia boards which are resistant to rot and will weather along with the siding. Inside you will find a large open-concept living space. This area is bright, spacious and enjoys lake views from the many windows and doors facing the water. The homeowner has used natural wood on the floors, walls and ceiling which adds warmth and character to the interior space. The custom kitchen cabinets are hickory with stone countertops and a stainless apron sink. Towards the back of the main level there is a large master suite with an ensuite entrance to the shared main-floor bathroom and an additional bedroom is on this level as well. Upstairs you will find a sleeping loft with bedroom, half bath and more living space which looks out over the main floor living area. The walk-out basement has been drywalled, insulated and could be finished into additional bedrooms, etc. There are heat pumps in the basement and on the main floor providing year-round heating and cooling. There are also electric baseboards throughout and a wood stove for supplementary heat. The internet is Fiber-op. Outside you will find a



large deck, partially-covered deck making this a versatile all-weather space. There are sturdy steps down to the yard where you can go to enjoy the lake. There are hot and cold outside taps under the deck that can run a shower to wash up after a day of fun at the lake. There is also a wired garage with a workshop and loft which is useful for storage or more workshop space. Whether you are looking for a year-round family home or a seasonal / weekend retreat, this property could be perfect for you.

Built in 2020

Essential Information

MLS® #	202402516
Price	\$675,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,507
Acres	4.09
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 28th, 2024

Community Information

Address	28 Fisherman Path
Area	Yarmouth
District	Hwy 203 East
Sub-District	North Kemptville
City	North Kemptville
County	Yarmouth
Province	NS
Postal Code	B5A 5P2

Amenities

Utilities	Electric, Electricity Connected
Parking	Detached
Is Waterfront	Yes
Waterfront	Lake

Interior

Heating	Baseboard, Ductless, Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full

Exterior

Lot Description	3 to 9.99 Acres
Roof	Metal
Construction	Shingle Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	RES
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Listing Details

Listing Office	Viewpoint Realty Services Inc. (Shelburne)
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