

\$1,099,000 - 44 Lazy River Road, Conquerall Mills

MLS® #202402605

\$1,099,000

4 Bedroom, 3.50 Bathroom, 2,753 sqft

Residential on 2.40 Acres

C2, Conquerall Mills, NS

Exceptional craftsmanship and design in the upscale subdivision of Botany Woods. This attractive 1-level custom-crafted home has just shy of 3000 sq feet of living space and is perfectly placed on 2.4 acres—only 5 minutes to town amenities and only a short drive to the Fancy Lake public beach. As the road signifies, the lazy Petite River meanders behind this custom-built house, with a small buffer of crown land between the house and the water's edge. This sprawling 1-level custom built home features 4 bedrooms, 3.5 baths, a gorgeous kitchen with family room, 2 propane fireplaces, and a primary suite with both a walk-in closet & and ensuite. This one-level design makes it ideal for a family of any size. Enjoy this residence for your growing family or consider its functional layout for empty nesting. Recent enhancements include an above-ground pool, a new geothermal heating system, painting throughout, and a hot tub. Energy efficiency is key with geothermal heating and cooling and ICF construction. There is also a Generac System in place for backup power. The paved circular driveway, with parking spaces, lends way to both the attached & detached garages. The detached garage is fully insulated, heated, and used as a gym. The home is tucked back off the road, offering a peaceful lifestyle and the most adorable 12 X 16 riverside studio with heat & power so it can be used 4 seasons. Embrace the escape from a long day's work and the sights & sounds of the river. This house



includes endless impressive upgrades.

Please ask for a feature sheet.

Built in 2007

Essential Information

MLS® #	202402605
Price	\$1,099,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,753
Acres	2.40
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 31st, 2024

Community Information

Address	44 Lazy River Road
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	Conquerall Mills
County	Lunenburg
Province	NS
Postal Code	B4V 6B4

Amenities

Utilities	Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Detached, Double, Heated Garage, Wired, Circular Driveway, Parking Spaces(s), Paved
# of Garages	2
View	River, Other

Has Pool	Yes
Pool	Above Ground

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Fireplace(s), Heat Pump, Stove
Fireplace	Yes
Fireplaces	Fireplace(s), Propane
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Level, Sloping/Terraced, Wooded
Roof	Metal
Construction	Brick, Stone
Foundation	Concrete Perimeter, Insulated Concrete

Additional Information

Zoning	Residential
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Listing Details

Listing Office	EXIT Realty Inter Lake
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