

# \$349,900 - 109 Eves Road, New Albany

MLS® #202403278

## \$349,900

3 Bedroom, 1.00 Bathroom, 880 sqft  
Residential on 0.86 Acres

V3, New Albany, NS

If you are looking to join in on the cottage life on one of the most popular lakes in the Annapolis Valley here is your chance. 109 Eves Road has what you need with 880 sq.ft of living area, featuring 3 bedrooms, a 3pc bath, open concept kitchen/living room and a huge screened in porch looking out on the water. Sit quietly and enjoy the lake or invite all your friends over for endless hours of fun in the sun! This package includes a drilled well, new holding tank in 2022, metal roof and all appliances and furnishing included. Don't wait on this one, it won't be around for long.



Built in 1972

## Essential Information

|                |                           |
|----------------|---------------------------|
| MLS® #         | 202403278                 |
| Price          | \$349,900                 |
| Bedrooms       | 3                         |
| Bathrooms      | 1.00                      |
| Full Baths     | 1                         |
| Square Footage | 880                       |
| Acres          | 0.86                      |
| Year Built     | 1972                      |
| Type           | Residential               |
| Sub-Type       | Cottage / Rec. Properties |
| Style          | Cottage/Camp              |
| Status         | Closed                    |
| Date Sold      | June 11th, 2024           |

## Community Information

|              |                  |
|--------------|------------------|
| Address      | 109 Eves Road    |
| Area         | Annapolis Valley |
| District     | Annapolis County |
| Sub-District | V3               |
| City         | New Albany       |
| County       | Annapolis        |
| Province     | NS               |
| Postal Code  | B0S 1P0          |

## Amenities

|               |                                                                   |
|---------------|-------------------------------------------------------------------|
| Utilities     | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking       | No Garage, Gravel                                                 |
| View          | Lake                                                              |
| Is Waterfront | Yes                                                               |
| Waterfront    | Lake, Lake Privileges                                             |

## Interior

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | High Speed Internet            |
| Appliances        | Stove, Microwave, Refrigerator |
| Heating           | Ductless, Stove                |
| Fireplace         | Yes                            |
| Fireplaces        | Wood Burning Stove             |
| Has Basement      | Yes                            |
| Basement          | Crawl Space                    |

## Exterior

|                 |                                        |
|-----------------|----------------------------------------|
| Lot Description | 0.5 to 0.99 Acres, Cleared, Landscaped |
| Roof            | Metal                                  |
| Construction    | Vinyl Siding                           |
| Foundation      | Block                                  |

## Additional Information

|        |     |
|--------|-----|
| Zoning | Gen |
|--------|-----|

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Banner Real Estate |
|----------------|---------------------------|

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