

\$320,000 - 1764 Trout Lake Road, Nictaux

MLS® #202404075

\$320,000

2 Bedroom, 1.00 Bathroom, 739 sqft

Residential on 4.00 Acres

V3, Nictaux, NS

Discover the epitome of serene lakeside living at 1764 Trout Lake Road, a property that embodies the perfect blend of rustic charm and modern convenience. This exceptional 4-acre estate offers not just a 4 season home, but a sanctuary, nestled along the pristine shores of Trout Lake with an impressive 340 feet of waterfront access. The main residence, a cozy retreat featuring 2 bedrooms and 1 bathroom, is complemented by a charming 12 x 16 Bunkie, ideal for guests or as a creative studio, alongside a woodshed and two additional outbuildings for ample storage. The expansive 32 x 17 deck invites you to bask in the tranquil beauty of your surroundings, making it the perfect spot for entertaining or quiet reflection. A drilled well ensures a reliable water supply, enhancing the property's blend of wilderness and convenience. Whether you're seeking a full-time residence or a seasonal getaway, this property adapts to your lifestyle, offering privacy with a long 400-foot driveway. Moreover, the potential for subdividing a portion of the land presents an enticing opportunity for investors or those dreaming of creating a family compound. Embrace the chance to own a piece of paradise, where privacy, potential, and natural beauty converge.



Essential Information

MLS® #

202404075

Price	\$320,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	739
Acres	4.00
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 3rd, 2024

Community Information

Address	1764 Trout Lake Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Nictaux
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Dirt, Double, Gravel
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Oven - Propane, Dryer, Washer, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Level, Wooded
Roof	Asphalt
Construction	Log
Foundation	Block

School Information

Elementary	Lawrencetown Consolidated School
Middle	Middleton Regional High School
High	Middleton Regional High School

Additional Information

Zoning	GD - GENERAL DEVELOPMENT ZONE
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Listing Details

Listing Office	EXP Realty of Canada Inc.
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