

\$499,500 - 176 Eves Road, New Albany

MLS® #202404807

\$499,500

2 Bedroom, 1.00 Bathroom, 2,000 sqft

Residential on 1.42 Acres

V3, New Albany, NS

Life at the Lake !!!! What could be better than starting your day with a view of the lake. Located on one of the most popular lakes in the Annapolis Valley you will find this year round bungalow on a total 1.4 acres. Across the road is a waterfront lot with approximately 200 ft of frontage. As you enter the home from the large side deck, the first thing you see is the large bright eat in kitchen that you have to agree is quite delightful. This is sure to be the centre of all family gatherings. So much cabinet space and a very large centre island with built-in cooktop and more storage will definitely please the cook in the family. So much natural light from the oversize windows with the view of the lake. The main level also offers a living room with wood stove, a newly renovated full bathroom, master bedroom with patio doors to a small rear deck, a second bedroom and main floor laundry. The majority of the main floor has new vinyl plank flooring. The lower level is completely finished and offers a large family room with pellet stove, storage area, two rooms that do not have windows so could be used as a craft room, office or extra storage. There is also a walkout . Very economical to heat with electric baseboard, wood stove, pellet stove or heat pump. An added bonus is the large 36x32 heated, wired garage with 12 ft ceilings and oversized door. Perfect to store all your water toys.!! Across the road is the waterfront lot with sandy beach area, fire pit area and is mostly cleared. There is year round access her and



the road is well maintained. Fibre Op internet is also available here. This is a special property that needs to be seen if you are in the market for a lakefront home or cottage. More details and viewing appointments are just a phone call away.

Built in 2000

Essential Information

MLS® #	202404807
Price	\$499,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	2,000
Acres	1.42
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	September 26th, 2024

Community Information

Address	176 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 Spaces	3
Parking	Detached, Double, Wired, Circular Driveway, Gravel, Single
# of Garages	2

View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Electric Cooktop, Electric Oven, Dishwasher, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	None
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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