

# \$359,900 - 38 Nickerson Road, West Springhill

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MLS® #202405093

**\$359,900**

2 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 3.25 Acres

V4, West Springhill, NS

Lake Life - Experience the ultimate retreat just 20 minutes outside of Annapolis Royal with this remarkable property boasting an impressive +/- 455 ft waterfront on Sandy Bottom Lake. Nestled on a spacious 3.25-acre lot, this beautiful log-sided two-bedroom home offers the perfect blend of seasonal getaway and year-round living. Step into a tranquil oasis as you explore this well-maintained home featuring two bedrooms and two bathrooms, ensuring absolute comfort and privacy in a secluded setting. With easy access to swimming, boating, and fishing, this property is a haven for outdoor enthusiasts. Imagine starting your day on the viewing deck, immersing yourself in the beauty of the surroundings as you enjoy your morning coffee. Sandy Bottom Lake is renowned for its serenity, known as a "late lake" where leisurely boating adventures typically commence around 2pm in the afternoon. Indulge in the peaceful ambiance and create cherished memories on the water. Inside, the spacious kitchen becomes the heart of the home, perfect for entertaining friends and family. Large picture windows and the patio doors provide abundant natural light and seamless access to the deck and fire pit area below. Both bedrooms are generously sized, with the primary bedroom featuring an en-suite bathroom and ample closet space. The utility room provides additional storage and houses the laundry, ensuring convenience in daily living. Electric baseboard heating ensures



year-round comfort. This Lake House presents an unparalleled opportunity to elevate your quality of life. Recent updates, including window and door replacements, roof shingles in 2017, and the addition of the viewing deck in 2020, enhance the overall appeal of this unique property. Don't let this chance to turn your lakefront living dreams into reality slip away! Call today for more information or to book your private showing.

Built in 1991

**Essential Information**

MLS® #	202405093
Price	\$359,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	3.25
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 30th, 2024

**Community Information**

Address	38 Nickerson Road
Area	Annapolis Valley
District	Annapolis County
Sub-District	V4
City	West Springhill
County	Annapolis
Province	NS
Postal Code	B0S 1A0

**Amenities**

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

### **Interior**

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer - Electric, 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, Wooded
Roof	Asphalt
Construction	Log
Foundation	Concrete Perimeter

### **School Information**

Elementary	Champlain Elementary School
Middle	Annapolis West Education Centre
High	Annapolis West Education Centre

### **Additional Information**

Zoning	GD - GENERAL DEVELOPMENT ZONE
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### **Listing Details**

Listing Office	Exit Realty Town & Country
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Listing information last updated on October 15th, 2025 at 10:02am ADT