

\$975,000 - 2383 Black River Road, Lumsden Dam

MLS® #202405202

\$975,000

3 Bedroom, 2.50 Bathroom, 3,109 sqft

Residential on 2.27 Acres

V2, Lumsden Dam, NS

This spacious comfortable family home is beautifully positioned on Lumsden Lake, only 15 minutes from Wolfville and New Minas. The property consists of 2.27 acres of woodlands with 205 feet of lake frontage, where the dock provides access to swimming, fishing, boating etc. The house is surrounded by serene forest as well as mature flower and vegetable garden. The custom Lindal post and beam house built in 1990 was constructed with unusually high quality materials and craftsmanship, and is in excellent condition. Cathedral ceilings on the main floor and loft, extensive use of natural wood, and huge windows give the home a bright and airy feeling. Magnificent panoramic views are seen from the many windows and the wraparound cedar deck. The main floor great room with its vaulted ceiling leads upstairs to a loft containing the master bedroom, ensuite bathroom, and laundry room. Completing the main floor are an efficient, open style kitchen with an informal dining area, a separate formal dining room, a four-season sunroom with hot tub, a half bathroom, and an entrance hall, with welcoming front door and access to the attached two-car garage. The daylight basement has a family/TV room, two bedrooms, full bathroom, computer room, work room, cold room, and mechanical room. This lower level opens onto a ground level patio. From the work room, stairs lead to the garage. The house was designed with



sustainability and comfort in mind. The whole-house heat pump provides heating and cooling. The heat recovery ventilation (HRV) system circulates fresh air throughout the house, and a whole-house generator protects your comfort if there is a power outage. The property provides an ideal blend of outdoor and indoor living, surrounded by nature while offering the comforts of a gracious and beautiful home.

Built in 1990

Essential Information

MLS® #	202405202
Price	\$975,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,109
Acres	2.27
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 17th, 2024

Community Information

Address	2383 Black River Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Lumsden Dam
County	Kings
Province	NS
Postal Code	B4P 2R1

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Wired, Multiple Driveways, Paved
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Electric Cooktop, Electric Oven, Dishwasher, Dryer, Washer, Refrigerator, Water Purifier, Other
Heating	Baseboard, Heat Pump, In Floor, Stove
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	3
Stories	Three Or More
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Exterior Features	Dock
Lot Description	1 to 2.99 Acres, Partially Cleared, Hardwood Bush, Landscaped, Sloping/Terraced, Softwood Bush, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	Gaspereau Valley Elementary School
Middle	Wolfville School
High	Horton High School

Additional Information

Zoning	S1 Lakesho
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Listing Details

Listing Office	Keller Williams Select Realty (Kentville)
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Listing information last updated on November 4th, 2025 at 5:18pm AST