

# \$199,000 - 91 Larch Lane, New Russell

MLS® #202405472

**\$199,000**

3 Bedroom, 1.00 Bathroom, 748 sqft  
Residential on 0.71 Acres

A3, New Russell, NS

Weekend getaway or year round retreat with access to Whalen Lake. Lots of flora and Just an hour to Halifax, minutes to New Ross and Ski Martock. 3 bedroom, 1 bath. Insulated, electric baseboard and wood stove. 2 lots totally 31,100 sq ft. 3 sheds. Two access point to lake for boat and swimming. Large wolmanized deck. 4 foot perimeter wall with inside and outside access for extra storage. Built in 1992, dug well. Wood stove currently insured. Shingles app 5 years old. Fibre Op Internet available in area. Please do not turn on water or use toilets while viewing. Road maintenance of app \$100 per year. Plowing extra. Amenities in New Ross include banking, grocery, liquor, garage, Home Hardware. Kentville and Windsor 25-30 min away. Offers to be left open for 48 hours.



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202405472               |
| Price          | \$199,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 748                     |
| Acres          | 0.71                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

Date Sold                      April 25th, 2024

### **Community Information**

Address                      91 Larch Lane  
Area                          South Shore  
District                      405-Lunenburg County  
Sub-District                A3  
City                          New Russell  
County                      Lunenburg  
Province                    NS  
Postal Code                B0J 2M0

### **Amenities**

Utilities                    Electric, Electricity Connected, Phone Connected  
Parking                    No Garage, Gravel  
Waterfront                Lake Privileges

### **Interior**

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

### **Exterior**

Lot Description          0.5 to 0.99 Acres, Wooded  
Roof                        Asphalt  
Construction            Wood Siding  
Foundation               Perimeter Wall

### **School Information**

Elementary                New Ross Consolidated School  
High                        Forest Heights Community School

### **Additional Information**

Zoning

General

## **Listing Details**

Listing Office

EXP Realty of Canada Inc.

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Listing information last updated on October 27th, 2025 at 8:17am ADT