

\$235,000 - 125 Maple Ridge Drive, Franey Corner

MLS® #202405630

\$235,000

2 Bedroom, 1.00 Bathroom, 685 sqft

Residential on 2.65 Acres

B4, Franey Corner, NS

It's time to get back to basics while feeling at one with nature! This low maintenance home would make a great simplistic year-round residence with maximum privacy. Or perhaps you're looking for a seasonal getaway with huge rental potential, the choice is up to you. Don't forget your paddle or a lounge chair! With two deeded access points to nearby Butler Lake, spending the day on a sandy beach lakeside could become part of your everyday routine! Perfectly positioned on a spacious 2.65-acre lot, the perennial gardens boarding rock walls makes for a good first impression. The interior will give you warm and cozy vibes with its knotty pine paneling and lofty vaulted ceilings. Updated systems such as the brand-new air exchanger and newer heat pump will keep you comfortable. Two equal size bedrooms have good storage space and share the fresh 3pc bath. Sip your morning coffee on the covered front veranda while listening to the birds, or get warmed up on a winter evening next to the wood burning stove. This home exudes that tranquil carefree lifestyle you've been craving! Wired FiberOp internet, several storage sheds, and a full concrete basement with laundry connections, plus new well pump and hot water tank add to the practicality. Outdoor enthusiasts will be in heaven! This area is known for its extensive trail network. Hikers and ATV/snowmobile lovers will never run out of new places to explore while taking in some of nature's most beautiful settings. Overall,



this is a very neat and tidy package thatâ€™s easy to care for. Ask yourself the question, what do you really need in life? If the answer is peace, then book a showing and prepare to fall in love!

Built in 1999

Essential Information

MLS® #	202405630
Price	\$235,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	685
Acres	2.65
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Style	Chalet
Status	Closed
Date Sold	May 30th, 2024

Community Information

Address	125 Maple Ridge Drive
Area	South Shore
District	405-Lunenburg County
Sub-District	B4
City	Franey Corner
County	Lunenburg
Province	NS
Postal Code	B0R 1H0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
Waterfront	Access: Deeded, Lake Privileges

Interior

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

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Wooded
Roof	Fiberglass
Construction	Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	None
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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