

# \$339,900 - 188 Stonebroke Road, New Russell

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MLS® #202408922

**\$339,900**

3 Bedroom, 1.00 Bathroom, 792 sqft

Residential on 1.98 Acres

A3, New Russell, NS

Welcome to 188 Stonebroke Rd, This waterfront lakeside property offers a picturesque retreat for those seeking a peaceful and serene environment. Situated on a spacious 2-acre lot with 260 feet of lake frontage on the beautiful Clearwater Lake, this fully renovated three-bedroom home or cottage is four season ready. Excellent opportunity for short-term rental with spacious & modern accommodations, this property is perfectly suited for vacationers seeking a memorable lakeside getaway. Take advantage of the booming tourism industry in Nova Scotia and capitalize on the demand for vacation rentals, generating a lucrative income stream. Looking for your own private waterfront property to work from home? Bell Fibre Op is already available for all your internet needs! Imagine your family and your guests enjoying the tranquility of the surroundings, indulging in water activities right from the newly built dock. Whether it's swimming, kayaking, fishing or simply basking in the sun, the dock provides a convenient and inviting space for relaxation & adventure. (non-motorized boat lake) One of the standout features of this property is the brand new 14 x 22 shed, offering plenty of space for storing outdoor equipment, tools, or even transforming into a bunkie or hobby space. Don't miss your chance to own this lakeside gem. Reach out today to explore the endless possibilities that await!

Built in 1984



**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202408922               |
| Price          | \$339,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 792                     |
| Acres          | 1.98                    |
| Year Built     | 1984                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | August 15th, 2024       |

**Community Information**

|              |                      |
|--------------|----------------------|
| Address      | 188 Stonebroke Road  |
| Area         | South Shore          |
| District     | 405-Lunenburg County |
| Sub-District | A3                   |
| City         | New Russell          |
| County       | Lunenburg            |
| Province     | NS                   |
| Postal Code  | B0T 2M0              |

**Amenities**

|               |                       |
|---------------|-----------------------|
| Utilities     | Electric              |
| Parking       | Detached, Gravel      |
| Is Waterfront | Yes                   |
| Waterfront    | Lake, Lake Privileges |

**Interior**

|                   |                                |
|-------------------|--------------------------------|
| Interior Features | High Speed Internet            |
| Appliances        | Microwave, Refrigerator, Other |
| Heating           | Baseboard, Ductless            |
| # of Stories      | 2                              |
| Stories           | Two                            |
| Has Basement      | Yes                            |
| Basement          | Crawl Space                    |

**Exterior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Dock                                                                        |
| Lot Description   | 1 to 2.99 Acres, Partially Cleared, Hardwood Bush, Partial Landscaped, Softwood Bush |
| Roof              | Asphalt                                                                              |
| Construction      | Wood Siding                                                                          |
| Foundation        | Block                                                                                |

**Additional Information**

|          |     |
|----------|-----|
| Zoning   | N/A |
| HOA Fees | 200 |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Exit Realty Town & Country |
|----------------|----------------------------|

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