

\$579,900 - 599 Highway 7, Lochaber

MLS® #202409076

\$579,900

3 Bedroom, 2.50 Bathroom, 2,050 sqft

Residential on 0.40 Acres

N/A, Lochaber, NS

Lakefront living in Lochaber - try saying that five times fast! This is the cottage or year round home you've been waiting for! Just 20 minutes from the town of Antigonish you'll find your slice of paradise: over 280ft of waterfront on gorgeous Lochaber Lake. The main home features two bedrooms, full bath, large living space, eat in kitchen and mudroom/ laundry. Hardwood floors throughout the living room, ductless heat pump, ETS thermal storage unit, and large bay window that frames your water-view finish off the home. Outside you'll find a large wrap-around covered deck, and gazebo that's just begging for a hot-tub. Recent upgrades include: basement waterproofing and insulation (2015), electrical service upgrade (2016), roof, water treatment (2017), garage roof, hot water tank, humidex, bedroom floors (2021). Everything has been done, just pack your floaties and head to the lake! Architecturally designed, and professionally built - the "boathouse" sits proud on the shoreline. Constructed in 2016, this addition to the property features a ground level large boathouse with ample storage for all your boating and watercraft activities. Additionally, completing this level is a half bath and foyer. Follow the staircase upstairs and take in the view from the self-contained 1 bedroom 1 bathroom suite. With expansive vaulted ceilings, solid wood trim, kitchenette, ductless heat pump, and separate utility meter, this is the perfect setup for a short term



vacation rental, or as the ultimate guest bunk-house. You and/or your guests will enjoy mornings spent sipping coffee on the large elevated deck, and evening sunsets over the lake. Truly a stunning space. Donâ€™t wait - call your agent today! Viewings by appointment only.

Built in 1973

Essential Information

MLS® #	202409076
Price	\$579,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,050
Acres	0.40
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Other
Status	Closed
Date Sold	August 16th, 2024

Community Information

Address	599 Highway 7
Area	Highland Region
District	302-Antigonish County
Sub-District	N/A
City	Lochaber
County	Antigonish
Province	NS
Postal Code	B2G 2L3

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1

Parking	Detached, Single, Wired, Gravel
# of Garages	1
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Baseboard, Electric, Ductless
Cooling	Ductless
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Unfinished

Exterior

Exterior Features	Dock
Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Vinyl Siding, Wood Siding
Foundation	Concrete Perimeter, Slab

Additional Information

Zoning	Rural
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Listing Details

Listing Office	Sutton Group Professional Realty
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