

\$459,900 - 37 Billy Gaul Road, East Dalhousie

MLS® #202410038

\$459,900

3 Bedroom, 1.00 Bathroom, 1,000 sqft

Residential on 1.25 Acres

V2, East Dalhousie, NS

Once in a while a beautiful lakefront cottage tucked away comes for sale in a quiet cove on Lake Torment. Well here it is!! This could be your sanctuary home or cottage get away. Solid built 3 bedroom cottage is just waiting for new owners to enjoy . Owner has lived here for many years and has decided that its time for a new owner to enjoy this peaceful haven. Its not everyday that you can find a cottage set on 1.2 acres of waterfront providing breathtaking views of the lake . Home has plenty of room for expansion with the partially finished open concept, walkout basement which will add another 600 more square footage of living space with minimal effort by adding your personal touch to complete. A 25 x 16 garage provides plenty of storage space for your toys and vehicles. Location is great for trail areas for 4-wheeling and snow mobiling, so you will never be bored in any season. Enjoy sitting out on the deck overlooking the water which you can enjoy rain or shine with its partially covered roof . Home has gone through several upgrades through the years including updated electrical panel & generator panel which comes with a generator, mostly newer windows, metal roof on both the home and garage along with a new staircasing for easy waterfront access. Inside the home you will find spectacular pine finishes making it a fairly cosmetic & maintenance free home . Property has a drilled well and full septic system. Take a tour with the 3D video and book your private viewing before you lose out



on this marvelous property.

Built in 1985

Essential Information

MLS® #	202410038
Price	\$459,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,000
Acres	1.25
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 4th, 2024

Community Information

Address	37 Billy Gaul Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	East Dalhousie
County	Kings
Province	NS
Postal Code	B0R 1H0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single
# of Garages	1
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	High Speed Internet
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Heating	Baseboard, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	S1
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Listing Details

Listing Office	Keller Williams Select Realty (Kentville)
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