

\$149,000 - 45 Spud Avenue, Ardoise

MLS® #202410858

\$149,000

1 Bedroom, 0.50 Bathroom, 576 sqft
Residential on 0.21 Acres

V1, Ardoise, NS

Country Cottage 24 x24 approx. 55 years old. Located on a small lake (50 acres), approximately 1 km long lake with 97 feet of water frontage, (40 foot stone wall dock). Nice 20 x 10 front deck over looking Cameron Lake , large (18 x 16 storage/ boathouse (21 yrs old) could be used for overflow accommodations, domestic water from lake, septic is a 4500 litre Holding Tank, Electrical,100 amp breakers, roof shingled approx. 10 yrs ago. Windows and siding work required. Only 20 minutes to Bedford or Windsor .Five minutes to Exit 3 Hwy 101. Property is being sold "As Is ,Where Is " with no warranties expressed, written or implied. Cottage offers an eat-in kitchen, a spacious living room with a decommissioned wood stove, a bedroom and a 2 pc Bath. Lake is power boat friendly.



Built in 1969

Essential Information

MLS® #	202410858
Price	\$149,000
Bedrooms	1
Bathrooms	0.50
Half Baths	1
Square Footage	576
Acres	0.21
Year Built	1969

Type	Residential
Sub-Type	Cottage / Rec. Properties
Status	Closed
Date Sold	July 3rd, 2024

Community Information

Address	45 Spud Avenue
Area	Annapolis Valley
District	Hants County
Sub-District	V1
City	Ardoise
County	Hants
Province	NS
Postal Code	B0N 1L0

Amenities

Utilities	Electric, Electricity Connected
Parking Spaces	2
Parking	No Garage, Dirt, Double
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Appliances	Electric Range, Stove, Refrigerator
Heating	Stove, Other Heating/Cooling
Cooling	Other Heating/Cooling
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Basement	None

Exterior

Exterior Features	Dock
Lot Description	Under 0.5 Acres, Partially Cleared, Partial Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Wood Siding
Foundation	Pillar/Post/Pier

School Information

Elementary	Brooklyn District Elementary School
Middle	West Hants Middle School
High	Avon View High School

Additional Information

Zoning	R4
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Listing Details

Listing Office	RE/MAX NOVA (Windsor)
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