

# \$159,000 - 368 Lake Annis Road, Brazil Lake

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MLS® #202411932

**\$159,000**

Bedroom, Bathroom, 480 sqft  
Residential on 2.10 Acres

Brazil Lake Rd, Brazil Lake, NS

Welcome to 368 Lake Annis Road, a stunning lakefront property on highly sought-after Brazil Lake. This exceptional property offers 198 feet of pristine lake frontage, providing breathtaking views and endless opportunities for water activities. Whether you enjoy boating, fishing, kayaking, or simply relaxing by the water, this property has it all. Nestled on a generous 2.1-acre lot, this lakefront retreat promises privacy and tranquility. The existing camp is a charming escape, featuring a large wrap-around deck that offers a great view of the lake and surrounding nature. Imagine sipping your morning coffee or entertaining guests while soaking in the serene atmosphere. Brazil Lake is known for its clear waters and recreational possibilities, making it a favorite destination for outdoor enthusiasts. This property allows you to fully immerse yourself in the lake lifestyle, with ample space for docks, boats, and all your water sports equipment. Conveniently located just 15 minutes from Yarmouth, you can enjoy the peace of lakefront living without sacrificing access to essential amenities. Yarmouth offers a range of shops, restaurants, and services, ensuring you have everything you need within a short drive. Also just a short distance away is access to the Yarmouth County Trail system allowing more opportunities to enjoy the outdoors. Don't miss this rare opportunity to own a piece of paradise on Brazil Lake. Whether you're looking for a weekend getaway, a summer retreat, or a place to build



your dream home, 368 Lake Annis Road offers endless possibilities. Embrace the beauty of nature, the excitement of lakefront activities, and the convenience of nearby Yarmouth. Your perfect lakeside escape awaits

**Essential Information**

MLS® #	202411932
Price	\$159,000
Square Footage	480
Acres	2.10
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Cottage/Camp
Status	Closed
Date Sold	June 27th, 2024

**Community Information**

Address	368 Lake Annis Road
Area	Yarmouth
District	County Hwy 340
Sub-District	Brazil Lake Rd
City	Brazil Lake
County	Yarmouth
Province	NS
Postal Code	B5A 5N4

**Amenities**

Utilities	Electricity Connected, Phone Connected
Parking	No Garage, Dirt, Gravel
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

**Interior**

Interior Features	High Speed Internet
Appliances	Electric Range, Refrigerator
Heating	Stove

Fireplace	Yes
Fireplaces	Wood Burning Stove
Basement	None

## Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped
Roof	Asphalt
Construction	Wood Siding
Foundation	None

## School Information

Elementary	Carleton Consolidated Elementary School
Middle	Maple Grove Education Centre
High	Yarmouth Consolidated Memorial High School

## Additional Information

Zoning	Residential
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## Listing Details

Listing Office	Engel & Volkers (Yarmouth)
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