

\$465,000 - 170 Chipman Lane, Waterloo Lake

MLS® #202413690

\$465,000

3 Bedroom, 1.50 Bathroom, 1,400 sqft

Residential on 1.37 Acres

V3, Waterloo Lake, NS

Nestled on the serene Waterloo Lake, this cozy, well-built, year-round 3-bedroom home (or cottage) sits on 1.3 acres with approximately 157 feet of lake frontage. Custom-built, it offers 1,400 sq ft of living space across two levels. The home boasts numerous windows with stunning lake views, two heat pumps, electric baseboards, a fireplace, and a woodstove. The galley kitchen, expansive laundry room, main floor master bedroom, and living room with vaulted wood ceilings provide a warm and inviting atmosphere. The family room, featuring wood ceilings and patio doors, opens onto a large elevated deck (built 2018). Additional features include roof shingles replaced in 2017, painted inside and out (2019), dock (2021), most windows and doors replaced (2014), water heater (2022), jet pump (2018), two-level 18x24 garage with a loft that is partially completed for guests, and a storage shed. Located in a peaceful area, it's 20 minutes from both Middleton and New Germany, and 40 minutes from Bridgewater. The property offers excellent high-speed internet (fibre-op) and is ideal for paddling, fishing, and small boats. Perfect for year-round living or weekend getaways.



Built in 1989

Essential Information

MLS® #

202413690

Price	\$465,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,400
Acres	1.37
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage/Camp
Status	Closed
Date Sold	July 31st, 2024

Community Information

Address	170 Chipman Lane
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	Waterloo Lake
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, 1.5, Wired, Double, Gravel
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Refrigerator
Heating	Baseboard, Fireplace(s), Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove, Fireplace(s)

Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Dock
Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	GD
HOA Fees	50

Listing Details

Listing Office	RE/MAX Banner Real Estate
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