

\$564,900 - 504 Lake Drive, Tupper Lake

MLS® #202413756

\$564,900

2 Bedroom, 1.00 Bathroom, 1,026 sqft

Residential on 0.94 Acres

V2, Tupper Lake, NS

Did someone say NO DEED TRANSFER TAX?! Yes, yes I did! This beautiful, year round lakefront home in the heart of the Annapolis Valley is deed transfer tax exempt and available for a quick close to fully enjoy this summer. The purchase includes a separate 0.53 acre lot directly across the road from the home, which would be considered a building lot subject to on site septic approval by Kings County. The main house sits on 0.4 acres with 153 feet of lake frontage on quiet Tupper Lake. It comes completely furnished and move-in ready, featuring a large deck and hot tub overlooking the lake, a huge private dock into the water, a whole home propane Generac system, a whole home Viqua UV filtration system and an Apec reverse osmosis filtration system at the kitchen faucet for drinking water . All the contents of the property are included in the purchase including a fully equipped kitchen, 2 Smart TV's, all beds, furniture & decor. Another bonus is a separate bunkie house for guests including a WETT Certified wood stove, living room, bedroom and electric toilet. The detached, double car garage is heated, wired and includes all the contents with a WETT Certified woodstove. This property is loaded with so much value with 2 kayaks, 1 canoe 1 paddle board and 1 paddle boat to hop on the lake and get summertime busy. When it's time to relax you can slide on to the deck and enjoy the outdoor patio furniture, sun umbrella, BBQ, new portable fire pit and hammock by the lake. A



new ring doorbell camera with transferable ownership will let you keep a close eye on your guests arrival when the come to enjoy your Nova Scotia lakefront oasis. Conveniently located 15 minutes to Kentville, Valley Regional Hospital and the main commercial shopping area in New Minas and 20 minutes away from Wolfville and all the amazing wineries in the Valley. You must come and check this one out for yourself. Book a viewing today!

Built in 1981

Essential Information

MLS® #	202413756
Price	\$564,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,026
Acres	0.94
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 6th, 2024

Community Information

Address	504 Lake Drive
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Tupper Lake
County	Kings
Province	NS
Postal Code	B0P 1G0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Detached, Double, Heated Garage, Wired, Parking Spaces(s), Paved
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges, Access: Right of Way

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dryer - Electric, Washer, Range Hood, Refrigerator, Water Softener, Other
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, Unfinished

Exterior

Exterior Features	Dock, Barbecue
Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Coldbrook And District School
Middle	Coldbrook And District School
High	Central Kings Rural High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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