

# \$524,900 - 120 Birch Grove Drive, East Dalhousie

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MLS® #202413778

**\$524,900**

3 Bedroom, 2.00 Bathroom, 1,645 sqft

Residential on 0.71 Acres

V2, East Dalhousie, NS

Welcome to your dream Nova Scotian lake house, situated at the end of a peaceful road for maximum privacy. This home or cottage is located 80 minutes to downtown Halifax & 90 minutes to Halifax Stanfield airport. The 1,645 sqft chalet-style home features 3 bedrooms and 2 full baths, offers ample space for family and guests. A stunning primary bedroom offers you your own personal private balcony overlooking the lake. The perfect place to enjoy morning coffee or unwinding in the evenings. The large downstairs rec room leads out to a new hot tub on a freshly poured and stamped concrete pad, making it an ideal spot for entertaining. With approximately 200 feet of lake frontage, this property provides direct access to a motorized lake, perfect for boating and other water activities. The outdoor space is designed for relaxation and recreation, with multiple levels of decks/patios and a superb fire pit overlooking the lake. The well-maintained dock enhances your lakeside experience, whether you're fishing, swimming, or enjoying the view. Equipped with a new, high quality Generac propane generator and a large propane tank. This home ensures peace of mind during winter months, making it perfect for year-round living. The 1.5 car detached garage provides ample storage for vehicles and recreational equipment. Situated on a private road, the lush, tree-covered lot enhances the sense of seclusion and connection with nature. This exceptional four-season home isn't just a place to



liveâ€”it's a lifestyle. Whether you're seeking a seasonal retreat or a permanent residence, this lake house promises to deliver an unparalleled living experience. Don't miss the chance to make this stunning property your own and enjoy the best of lakeside living in Nova Scotia. Schedule a viewing today and step into your personal paradise. Â Don't let this rare opportunity slip away; schedule a viewing today!

Built in 2008

**Essential Information**

MLS® #	202413778
Price	\$524,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,645
Acres	0.71
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 20th, 2024

**Community Information**

Address	120 Birch Grove Drive
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	East Dalhousie
County	Kings
Province	NS
Postal Code	B0R 1H0

**Amenities**

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

## Interior

Interior Features	High Speed Internet
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Gas
# of Stories	3
Stories	Three Or More
Has Basement	Yes
Basement	Finished

## Exterior

Exterior Features	Balcony, Dock
Lot Description	0.5 to 0.99 Acres, Partially Cleared, Landscaped, Softwood Bush, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

## Additional Information

Zoning	N/A
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## Listing Details

Listing Office	Exit Real Estate Professionals
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