

\$799,900 - 45 River Mill Terrace, Conquerall Mills

MLS® #202413996

\$799,900

3 Bedroom, 2.00 Bathroom, 1,808 sqft

Residential on 1.98 Acres

C2, Conquerall Mills, NS

Exquisite Contemporary Gem with Lake Views in Prestigious Botany Woods Welcome to 45 River Mill Terrace, perched on an elevated lot in the heart of the prestigious Botany Woods subdivision, this contemporary gem stands as a testament to modern luxury living. Less than two years old, this home has been thoughtfully designed with acute attention to detail, blending form, accessibility, and function to create a space that is as beautiful as it is livable. As you step inside, the home welcomes you with its warm and cozy ambiance, enhanced by the sophisticated stone accent mantel of the wood fireplace. The heart of the home, the kitchen, is adorned with stunning quartzite countertops, complementing the highest quality building materials and finishes that are evident throughout the property. Expansive windows fill every room with natural light, embodying a contemporary design that maximizes both the views and the influx of daylight, creating an airy and uplifting atmosphere. The thoughtful layout includes an abundance of storage solutions, ensuring that every space remains uncluttered and serene. Outside, the beauty of this property continues to unfold. A stone patio offers the perfect retreat to laze on lazy afternoons, overlooking the tranquil lake that provides a picturesque backdrop to your daily life. The landscaping around the home is nothing short of beautiful, creating a private oasis that seamlessly blends with the natural surroundings. Living in Botany Woods not only means residing in one of the



most sought-after neighborhoods but also enjoying the peace of mind that comes with knowing your home is built with the highest standards of quality and craftsmanship. This home represents a rare opportunity to own a piece of paradise, where luxury meets nature, and every detail has been curated for your utmost comfort and enjoyment. Welcome to your dream home. Schedule a private viewing and experience the unparalleled beauty and elegance

Built in 2022

Essential Information

MLS® #	202413996
Price	\$799,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,808
Acres	1.98
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Date Sold	August 19th, 2024

Community Information

Address	45 River Mill Terrace
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	Conquerall Mills
County	Lunenburg
Province	NS
Postal Code	B4V 9H6

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
View	Lake
Waterfront	Access: Public

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	In Floor, Radiant, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Landscaped
Roof	Metal, Other
Construction	Other
Foundation	Slab

School Information

Elementary	Hebbville Academy
Middle	Hebbville Academy
High	Park View Education Centre

Additional Information

Zoning	Res
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Listing Details

Listing Office	Royal Lepage Atlantic (Mahone Bay)
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