

\$550,000 - 93 Mountain Ash Drive, New Elm

MLS® #202414095

\$550,000

2 Bedroom, 1.00 Bathroom, 1,500 sqft

Residential on 2.10 Acres

C3, New Elm, NS

When they say a home was built with love, they are talking about 93 Mountain Ash Drive. With incomparable quality, built by hands that loved the house for 21 years, sitting along the shores of peaceful Shingle Lake, with 396 ft of lakefront, this is a true sanctuary that must be seen to be appreciated. Shingle Lake is ready for your kayak, canoe, or small watercraft. Spring-fed, crystal clear, and ideal for fishing enthusiasts with bass and trout to fish. If you lived here, you would enjoy the call of nature, loons, eagles, chickadees and hummers to the blossoms of lady slippers, mayflowers, colourful perennials and a veggie garden; this is genuinely the unexpected. Immense detail in every inch of the home's construction and its 2.1 acres. With little mowing, enjoy the natural perennial beds and ferns lining the walkways, offering spectacular foliage during spring, summer and fall. The natural light pouring into this open-concept design showcases the striking stamped concrete floors. Energy efficient, 2-bedroom, 1-bath, one-level home built to capture the views, bringing the outside in, and you see the lake from almost every room. Have family or guests visiting? They will love the Bunkie! Tucked privately away from the primary residence, this was built to impress or as an additional source of income. A fully wired and heated detached garage, 16 x 12 bug-free screened gazebo, 14x 12 woodhouse, covered front and back porch, custom-built kitchen, Pacific Energy Wood Stove, 8 x 8 storage



shed, and so much more to be found. Be prepared to fall in love with nature, this location and, of course, lakefront living.

Built in 2003

Essential Information

MLS® #	202414095
Price	\$550,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,500
Acres	2.10
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	July 27th, 2024

Community Information

Address	93 Mountain Ash Drive
Area	South Shore
District	405-Lunenburg County
Sub-District	C3
City	New Elm
County	Lunenburg
Province	NS
Postal Code	B0T 1X0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Heated Garage, Wired, Gravel, Parking Spaces(s)
# of Garages	2
View	Lake
Is Waterfront	Yes

Waterfront	Lake, Lake Privileges
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Interior

Interior Features	High Speed Internet
Appliances	Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Ductless, Hot Water, In Floor, Radiant, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Hardwood Bush, Landscaped, Level, Softwood Bush, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter, Slab

Additional Information

Zoning	Residential
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Listing Details

Listing Office	EXIT Realty Inter Lake
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