

\$200,000 - Lot 45-2a + 101 Sunrise Road, North Kemptville

MLS® #202414276

\$200,000

Bedroom, Bathroom,
Land on 8.89 Acres

North Kemptville, North Kemptville, NS

Lakefront Paradise: Nestled on the tranquil shores of Kempt Back Lake, these two prime lots offer a rare opportunity to embrace the ultimate waterfront lifestyle. With a combined +/- 8.90 acres of uninterrupted +/- 1,620 feet lakefront, this property presents an idyllic canvas for your dream retreat. Create a legacy for generations to come in this pristine lakeside setting. Whether you're envisioning a luxurious estate or a cozy cabin retreat, these two expansive lots offer endless possibilities to design your perfect escape. Immerse yourself in the joys of lakeside living with unparalleled access to boating, fishing, swimming and water sports right from your doorstep. These two lots boast prime water frontage, ensuring endless days of leisure and recreation on Kempt Back Lake's sparkling waters. From elegant soirées to intimate family gatherings, this property provides the perfect backdrop for creating cherished memories that will last a lifetime. Conveniently located just 15 minutes to the Carleton Convenience Store with a Gas Station and around 35 minutes to the Town of Yarmouth with most of the important amenities.



Essential Information

MLS® #	202414276
Price	\$200,000

Acres	8.89
Type	Land
Sub-Type	Unimproved Land
Status	Closed
Date Sold	July 17th, 2024

Community Information

Address	Lot 45-2a + 101 Sunrise Road
Area	Yarmouth
District	Hwy 203 East
Sub-District	North Kemptville
City	North Kemptville
County	Yarmouth
Province	NS
Postal Code	B5A 5P2

Amenities

Utilities	Electricity Connected, Phone Connected
Parking	Dirt
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges, Stream/Pond

Exterior

Lot Description	Partially Cleared, Not Landscaped, Wooded, 3 to 9.99 Acres
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Additional Information

Zoning	Resource
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Listing Details

Listing Office	Engel & Volkers (Yarmouth)
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Listing information last updated on October 27th, 2025 at 1:47am ADT