

# \$1,395,000 - 14 Sunrise Trail, Aylesford Lake

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MLS® #202414294

**\$1,395,000**

5 Bedroom, 4.50 Bathroom, 2,520 sqft

Residential on 1.45 Acres

V2, Aylesford Lake, NS

Rare Opportunity on Aylesford Lake! Discover the allure of owning prime lakefront property on Aylesford Lake with this exceptional home. Nestled on a 1.45 acre lot in an area renowned for its generational cottages and homes, this 1 year-old gem offers contemporary comforts and breathtaking lake views. No expense was spared in the quality construction inside and out, designed to optimize lakefront living. The main floor features an inviting, bright open concept design with a soaring cathedral ceiling and floor-to-ceiling windows framing panoramic lake views. A spacious kitchen boasts a large center island and eat-up bar, seamlessly flowing into a formal dining room and expansive living area. Patio doors lead to extensive stone patios and composite decks, perfect for entertaining and gatherings of family and friends. The main floor also hosts a luxurious primary bedroom with a spa-like ensuite bath featuring a dual vanity, soaker tub, and walk-in tiled shower. A convenient half bath, laundry room, and walk-in storage closet complete this level. Upstairs, three bedrooms offer peaceful retreats and share a full bath, with one bedroom enjoying a private 3-piece ensuite. Copious windows flood the interior with natural light, offering stunning lake and landscape views. Additional highlights include a detached double car garage with epoxy floors, heated and wired for convenience, and a one-bedroom, one-bath suite above for guests. For entertainment



enthusiasts, a detached 12â€™™ x 16â€™™ lounge with a bar and stone wood fireplace provides the perfect setting. Energy-efficient ductless heat pumps provide comfortable heating and cooling throughout the main home, garage, guest suite, and entertainment lounge. The property offers direct water access for swimming and other recreational water activities as well as a private beach and a unique protected cove. Come experience an unparalleled lakefront lifestyle at this private sanctuary on Aylesford Lake! Call today for more information!

Built in 2023

**Essential Information**

MLS® #	202414294
Price	\$1,395,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,520
Acres	1.45
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 25th, 2024

**Community Information**

Address	14 Sunrise Trail
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Aylesford Lake
County	Kings
Province	NS
Postal Code	B0P 1C0

## Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Detached, Double, Heated Garage, Wired, Gravel, Single
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

## Interior

Interior Features	Ensuite Bath, Secondary Suite, See Remarks, High Speed Internet
Appliances	Stove, Dishwasher, Washer/Dryer, Range Hood, Refrigerator, Wine Cooler
Heating	Baseboard, Ductless
Cooling	Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Crawl Space

## Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

## School Information

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

## Additional Information

Zoning	S1
HOA Fees	250

## Listing Details

Listing Office	Exit Realty Town & Country
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