

\$399,900 - 131 Mill Road, New Elm

MLS® #202415410

\$399,900

2 Bedroom, 2.00 Bathroom, 1,552 sqft

Residential on 0.84 Acres

C3, New Elm, NS

Tucked privately amongst the most attractive flowering perennial gardens on the serene shores of Shingle Lake, this delightful 2-bedroom, 1-bath year-round home or cottage offers the perfect blend of cozy charm and peaceful waterfront living. Whether you're seeking a weekend getaway or a year-round sanctuary, this property promises to fulfill your dreams of lakeside living. The home sits on a generous lot with lush greenery and mature trees, creating a private retreat. Shingle Lake is best enjoyed for fishing from small aluminum boats or canoe. There are no speed boats here, and the sheltered beachfront cove is the perfect place to swim or launch a kayak for peaceful days on the water. Inside is finished on both levels with a full rec room with pellet stove, office /den, storage, and full bath with shower on the lower level. The eat-in kitchen opens to a generous living space with a wood stove, and from here, the expansive deck with glass railings and partial covering, where morning coffee becomes a ritual as you soak in all those views. The outdoor space offers plenty of room for entertaining guests, and by the lake, guests have room to pop up a tent or 2. There is a large detached garage with over 9ft door and a massive workshop with woodstove and wood storage. Located on a well-maintained road only 25 minutes from Bridgewater amenities. This property combines the tranquillity of lakeside living with easy access to several trails to explore nearby. Whether you're considering this cottage as a



personal getaway or an investment property, its appeal is undeniable. Enjoy the peace and seclusion that this property offers, with minimal disturbance from neighbours, making it an ideal escape from the hustle and bustle of daily life.

Built in 1985

Essential Information

MLS® #	202415410
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,552
Acres	0.84
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 16th, 2024

Community Information

Address	131 Mill Road
Area	South Shore
District	405-Lunenburg County
Sub-District	C3
City	New Elm
County	Lunenburg
Province	NS
Postal Code	B0R 1E0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage
View	Lake
Is Waterfront	Yes

Waterfront	Lake, Lake Privileges
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Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Range Hood
Heating	Baseboard, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Wood Siding, Other
Foundation	Concrete Perimeter

Additional Information

Zoning	Residential
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Listing Details

Listing Office	EXIT Realty Inter Lake
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Listing information last updated on October 27th, 2025 at 5:18pm ADT