

\$300,000 - 8 Pine Grove Drive, New Albany

MLS® #202415841

\$300,000

2 Bedroom, 1.00 Bathroom, 650 sqft

Residential on 0.40 Acres

V3, New Albany, NS

Take the plunge into cottage ownership! This gem has been lovingly enjoyed by the same family for generations and is a rare find in today's market. Sitting on a spacious treed lot and offering over 150' of frontage on spring fed Zwickers Lake. You can easily picture children, or maybe even adults, running off the end of the dock yelling "cannonball!" • Two bedrooms and a 3pc bath make for comfortable overnight visits, and the sunroom really captures the lovely lake views leading to the expansive outdoor deck space. The pride of ownership is second to none with no maintenance overlooked. An updated drilled well (04), hot water heater & cottage roof shingles (12) means you can spend your time at the cottage relaxing, not renovating. The construction of the detached double garage in 2004 added a practical storage area for lake toys or watercraft, and a full staircase leads to the full upper loft with bunkie of guest suite potential! The owners are leaving 99% of all contents and the property migration is completed, so you can start enjoying this treasure right away. The current owners and local residents gave this special cottage the nickname of "Kettleon", meaning don't be shy to pop by, the kettle is always on. The only danger being, they may never want to leave!



Built in 1949

Essential Information

MLS® #	202415841
Price	\$300,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	650
Acres	0.40
Year Built	1949
Type	Residential
Sub-Type	Cottage / Rec. Properties
Status	Closed
Date Sold	July 30th, 2024

Community Information

Address	8 Pine Grove Drive
Area	Annapolis Valley
District	Annapolis County
Sub-District	V3
City	New Albany
County	Annapolis
Province	NS
Postal Code	B0S 1P0

Amenities

Utilities	Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Wired, Gravel
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Stove, Refrigerator
Heating	Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1

Stories	One
Basement	None

Exterior

Exterior Features	Dock
Lot Description	Under 0.5 Acres, Partially Cleared, Landscaped, Wooded
Roof	Fiberglass
Construction	Wood Siding
Foundation	Pillar/Post/Pier

Additional Information

Zoning	GD
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Listing Details

Listing Office	Royal LePage Atlantic (Greenwood)
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