

# \$150,000 - 58 Island Branch Road, East Dalhousie

MLS® #202415858

## \$150,000

2 Bedroom, 1.00 Bathroom, 758 sqft  
Residential on 0.73 Acres

V3, East Dalhousie, NS

Welcome beautiful Lake Torment! This cottage offers more than just a cozy retreat; it has deeded lake access, boat launch access and lake views right from your backyard. The cottage itself has been updated, featuring a new metal roof and some new flooring, ductless heat pump, cottage has been painted, added storage area, and a newly drilled well. This cottage is a 3 season cottage & most of the furnishings are remaining. Relax on the expanded decks and take in the private surroundings. Keep warm and cozy with the Pacific wood stove, enhancing the cottage's rustic charm. The lake access is straight down the street, only a minute walk you will find a boat launch and private beach. Would be a perfect spot, if you love going four wheeling, fishing, boating, snowmobiling, hiking, somewheres to hand out for the summer months and have a cool down on this wonderful lake. There is still time to get some warm weather in with this cottage, and be ready for next year.



Built in 1978

## Essential Information

MLS® #	202415858
Price	\$150,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1

Square Footage	758
Acres	0.73
Year Built	1978
Type	Residential
Sub-Type	Cottage / Rec. Properties
Status	Closed
Date Sold	November 28th, 2024

### Community Information

Address	58 Island Branch Road
Area	Annapolis Valley
District	Kings County
Sub-District	V3
City	East Dalhousie
County	Kings
Province	NS
Postal Code	B0R 1H0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Circular Driveway, Gravel
View	Lake

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Basement	None

### Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Landscaped, Wooded
Roof	Metal
Construction	Shingle Siding
Foundation	Pillar/Post/Pier

### Additional Information

Zoning	tba
HOA Fees	330

## **Listing Details**

Listing Office	Royal LePage Atlantic (New Minas)
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