

\$750,000 - 220 Peninsula Drive, Folly Lake

MLS® #202416101

\$750,000

2 Bedroom, 1.00 Bathroom, 855 sqft

Residential on 1.72 Acres

N/A, Folly Lake, NS

Dreaming of building your forever home on the end of a peninsula? 220 Peninsula Drive on Folly Lake, offers a once in a lifetime opportunity to fulfil this dream! This incredibly unique property is located at the end of a private road & provides privacy & serenity in the most beautiful setting. Meet the sun on the front deck in the morning, follow it through the afternoon on the lagoon deck watching the sun set over the mountains from the west deck. At any time you can step into the exquisitely fresh, clear, spring-fed water for a swim. This 1.7 acre property provides the perfect location to build that dream home & while you are planning & building it you can enjoy your time there in the historic 3 season cottage with 856 sq. ft. of living space that includes 2 bedrooms & 3 PC Bath, kitchen, dining room & sunroom over looking the water. The focal point of the Livingroom is the original river rock fireplace that will take the chill off during the colder seasons. In addition to the cottage itself, the spacious, wired Bunkie will accommodate your grandchildren or overflow guests. The electrical is 100 amp plus the plumbing & windows have all been upgraded within the last few years. The roof is reinforced to support the possibility of heavy snow load. Are you a sports enthusiast? This property provides easy access to swimming, boating, fishing, hiking trails & so much more. The Hills at Ski Wentworth with its newly open mountain biking trails that is just 10 minutes away. The Fundy Trail Snowmobile Club is just up the



road, Fox Harbour golf & resort is 30 minutes away, you are only a hop, skip & jump from Masstown Market, Tatamagouche & Truro. Do you work from home? Highspeed internet is readily available. Be sure to view the video at the link below to get a true sense of the property potential! Make YOUR dreams a reality!

Essential Information

MLS® #	202416101
Price	\$750,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	855
Acres	1.72
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Cottage/Camp
Status	Closed
Date Sold	August 30th, 2024

Community Information

Address	220 Peninsula Drive
Area	Northern Region
District	103-Malagash, Wentworth
Sub-District	N/A
City	Folly Lake
County	Colchester
Province	NS
Postal Code	B0M 1G0

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Parking Spaces(s)
View	Lake
Is Waterfront	Yes

Waterfront	Lake, Lake Privileges
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Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Microwave, Refrigerator
Heating	Fireplace(s)
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	One
Basement	None

Exterior

Exterior Features	Barbecue
Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Level, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Pillar/Post/Pier

School Information

Elementary	Great Village Elementary School
Middle	West Colchester Consolidated School
High	Cobequid Educational Centre

Additional Information

Zoning	No Zoning
HOA Fees	100

Listing Details

Listing Office	RE/MAX Fairlane Realty
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