

\$549,900 - 41 Charlotte Lane, Greenfield

MLS® #202417547

\$549,900

3 Bedroom, 2.00 Bathroom, 1,170 sqft

Residential on 0.92 Acres

D1, Greenfield, NS

Rare Find!! Properties on Little Ponhook Lake are hard to come by, and for very good reason! This spring fed lake is known for its crystal clear water, and space to enjoy various water sports and boating activities! This gorgeous home is becoming available for only the second time since it was built in the early 1980s. You'll love the level lot and gorgeous water frontage that this property offers, along with your own private boat launch! The home is well built and very well maintained! The main level of the home features an open concept living/dining room with massive vaulted ceilings, that opens into a spacious kitchen! Rounding out the main floor is a bedroom and full bathroom. One recent addition includes a fabulous three season screen/sunroom that you'll love to relax and enjoy the gorgeous sunshine or beautiful sunsets over the lake! The upstairs has two large bedrooms, along with a modern ensuite bathroom. The property also features a shed for storing your equipment, or even a boat, along with a bunk house where guests can enjoy a private space just steps away from the shores of Ponhook Lake. As a bonus, for someone looking for a place that you could work from home, this property is perfect as it now has Bell Fibe Internet! A short 5 minute drive will take you to Greenfield where you'll find two convenience stores, a church, rec centre and elementary school. The communities of Bridgewater & Liverpool are located about 30 mins away for all of your



grocery stores and other shopping amenities.
Call today to book your private showing!

Built in 1983

Essential Information

MLS® #	202417547
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,170
Acres	0.92
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 20th, 2024

Community Information

Address	41 Charlotte Lane
Area	South Shore
District	406-Queens County
Sub-District	D1
City	Greenfield
County	Queens
Province	NS
Postal Code	B0T 1E0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Natural Gas Connected
Parking	No Garage, Circular Driveway, Gravel
Is Waterfront	Yes
Waterfront	Lake

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Refrigerator

Heating	Baseboard, Fireplace(s)
Fireplace	Yes
Fireplaces	Propane
# of Stories	1
Stories	1 3/4 Storey
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Dock
Lot Description	0.5 to 0.99 Acres, Partial Landscaped, Wooded
Roof	Metal
Construction	Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	REs
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Listing Details

Listing Office	EXIT Realty Inter Lake Liverpool
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