

\$399,900 - 38 Nickerson Road, West Springhill

MLS® #202419681

\$399,900

2 Bedroom, 2.00 Bathroom, 1,135 sqft

Residential on 3.25 Acres

V4, West Springhill, NS

If you dream of living on a lake year-round, then you need to view 38 Nickerson Rd! Perfectly situated on a super private 3.2 acre lot and offering over 400â€™™ of frontage on Sandy Bottom Lake. The charming exterior with recently treated log siding and updated roof shingles makes for years of low maintenance living. Inside, you will find a great layout with quality flooring throughout and pine accents for a warm and cozy cabin vibe. Country kitchen complete with XL pantry unit, included stainless appliances, and plenty of cupboard and counter space. The sunny living room is a great spot to relax with its wood burning stove and triple patio door leading to the back yard deck overlooking the lake. Two bedrooms including a spacious primary with double closets and convenient 4pc ensuite bath, followed by a second 3pc bath and separate laundry/utility room. Heading back outside, the current owners recently removed 19 large trees for better views and easy access to the lake. The remining firewood is included for summer campfires or chilly winter nights gathered around the woodstove. Take in the serene lake atmosphere from the viewing deck with easy sightlines to your own private sand beach! If youâ€™™re looking for activities to keep the family busy, Raven Haven Beachside Park is a short paddle or walk away where you can grab a snack at the canteen or sign out a paddle board or canoe free of charge! If you have some errands to run, or are looking for even more adventure,



historic Annapolis Royal, Bear River, Digby, are all within a short drive and offer plenty to explore. Make your dream reality, cottage lifestyle living is just a phone call away!

Built in 1991

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 202419681 |
| Price | \$399,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,135 |
| Acres | 3.25 |
| Year Built | 1991 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Bungalow |
| Status | Closed |
| Date Sold | October 24th, 2024 |

Community Information

| | |
|--------------|-------------------|
| Address | 38 Nickerson Road |
| Area | Annapolis Valley |
| District | Annapolis County |
| Sub-District | V4 |
| City | West Springhill |
| County | Annapolis |
| Province | NS |
| Postal Code | B0S 1A0 |

Amenities

| | |
|---------------|--|
| Utilities | Electric, Electricity Connected, Phone Connected |
| Parking | No Garage, Gravel |
| View | Lake |
| Is Waterfront | Yes |
| Waterfront | Lake, Lake Privileges |

Interior

| | |
|-------------------|--|
| Interior Features | High Speed Internet |
| Appliances | Range, Dishwasher, Dryer, Washer, Refrigerator |
| Heating | Baseboard, Stove |
| Fireplace | Yes |
| Fireplaces | Wood Burning Stove |
| Has Basement | Yes |
| Basement | Crawl Space |

Exterior

| | |
|-----------------|--|
| Lot Description | 3 to 9.99 Acres, Partially Cleared, Partial Landscaped, Wooded |
| Roof | Fiberglass |
| Construction | Log |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|--------|----|
| Zoning | MX |
|--------|----|

Listing Details

| | |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Atlantic (Greenwood) |
|----------------|-----------------------------------|

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