

\$519,000 - 194 Heritage Way, East Uniacke

MLS® #202421164

\$519,000

2 Bedroom, 1.00 Bathroom, 738 sqft

Residential on 0.79 Acres

105-A, East Uniacke, NS

Welcome to 194 Heritage Way—Built in 2022, this pristine waterfront bungalow is located in the prestigious Villages of Long Lake community, where you can enjoy nature & a serene lifestyle while still being only 25mins from Bedford & Sackville. Perfectly manicured roads lead you to this meticulously maintained lakefront property featuring an open-concept, 2 bdrm 1 bthrm home with a large 16x19 detached garage, already roughed in for an add'l guest house—immediate added value! The home offers the perfect layout for entertaining family & friends. A large 8x26 covered veranda welcomes you to the entrance, where 2 gleaming double glass doors lead you inside. The interior boasts a thoughtfully designed open-concept layout with soaring vaulted pine ceilings, accent lighting, a built-in speaker system inside and out, and the comfort of a ductless heat pump. On your right, a sparkling white kitchen with stainless steel appliances; on your left, a welcoming living rm overlooking the lake. Toward the opposite end of the home, you—™ll find a stylish 4pc bthrm and 2 well-appointed bdrms, with the 2nd bdrm providing access to the laundry & utility rm. Next door, the detached garage offers add'l possibilities, w/the back half already set up to be finished as extra living space or a guest rm, complete with roughed-in plumbing. This guest house also has its own deck & hot tub, ready for you to add your finishing touches. Discover your private waterfront w/a nearly new dock,



already built and included. Long Lake allows for motorized boating & water sports, making it ideal for those seeking a blend of rural recreation/tranquility, & community living. Whether you’re looking for your next full-time home or profitable income property, the annual community association fees of \$300 cover road maintenance and septic maintenance/inspections, providing peace of mind. The current owners have enjoyed it as both a family cottage and a successful Airbnb-option to purchase furnished available!

Built in 2022

Essential Information

MLS® #	202421164
Price	\$519,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	738
Acres	0.79
Year Built	2022
Type	Residential
Sub-Type	Condominium
Style	Bungalow
Status	Closed
Date Sold	December 11th, 2024

Community Information

Address	194 Heritage Way
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-A
City	East Uniacke
County	Hants
Province	NS
Postal Code	B0N 1Z0

Amenities

Utilities	Electric, Electricity Connected
Parking	Detached, Wired, Driveway, Gravel
Is Waterfront	Yes
Waterfront	Lake

Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Basement	None

Exterior

Exterior Features	Dock
Lot Description	0.5 to 0.99 Acres, Partially Cleared, Partial Landscaped
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	NA
HOA Fees	25
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Red Door Realty
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