

\$199,900 - Lot 23p 300 Pine Prince Drive, Briar Lake

MLS® #202422798

\$199,900

1 Bedroom, 1.50 Bathroom, 562 sqft

Residential on 1.79 Acres

V4, Briar Lake, NS

Private riverfront home on 1.8 acres with lake access, surrounded by old growth Acadian forest. This peaceful haven was built in 2012 and designed for year round comfort. Heated by electric baseboards or the new Jotul wood stove, this cozy home has all the conveniences including an efficient custom kitchen and high speed internet (Starlink equipment included). Open plan living area with cathedral ceiling and lots of windows. A convenient wardrobe, plus a kitchen island adds to the counter and storage space. The reclining loveseat in the living room is also included. Enjoy the view of the gently sloping land; lush with ferns and moss, and mature trees framing the view of the river. The bedroom also offers a river view, and a large closet. Across the hall is a spacious full bathroom with stacked washer & dryer. The wrap-around deck provides extra space for open air dining and lounging, plus a section with a wide overhang so you can enjoy this inspirational setting during rain or snow. There is another deck by the river; a magical place in the morning or evening light. Put out your hummingbird feeder in the Spring! This property has abundant wildlife; frogs & peepers, owls, hawks & eagles etc. Hundreds of fireflies in Summer provide a natural light show, as does the incredible night sky, so bring your telescope! The walk-out concrete basement, perfect for projects and storage, could be converted to more finished living space. A convenient toilet and sink are already



in place, plus plumbing and drain for a shower. This development has miles of beautiful cottage roads to walk or ride your mountain bike around, or just slide your kayak into the river and paddle to First Brier Lake. A boat slip just up the road accesses the larger Second Brier Lake. If you want to cool off by the ocean, this property is within 1/2 hour of some of Nova Scotia's most beautiful sand beaches! Located 45 minutes from the Town of Yarmouth.

Built in 2012

Essential Information

MLS® #	202422798
Price	\$199,900
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	562
Acres	1.79
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 12th, 2024

Community Information

Address	Lot 23p 300 Pine Prince Drive
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Briar Lake
County	Digby
Province	NS
Postal Code	B0W 2Y0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking	No Garage, Gravel
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	High Speed Internet
Appliances	Stove, Washer/Dryer, Refrigerator
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Engel & Volkers (Annapolis Royal)
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