

\$249,000 - 131 Bartlett Lake Lane, Grosses Coques

MLS® #202426802

\$249,000

1 Bedroom, 1.00 Bathroom, 695 sqft

Residential on 41.03 Acres

V4, Grosses Coques, NS

Nestled by the tranquil shores of Bartlett Lake, 131 Bartlett Lake Lane offers an exceptional cottage-style retreat. This charming 32'x24' cottage is set on approximately 41.03 acres, spread across two spacious lots. The property boasts roughly 340 feet of combined water frontage, providing stunning views and serene lake access. The exterior of the cottage is fully sealed, ensuring protection from the elements. Inside, the space remains unfinished, awaiting insulation, indoor plumbing, and electrical work. A well has already been installed on-site, with the supply pipe securely buried, and a septic holding tank is also in place adjacent to the cottage. While NS Power is currently unavailable in this location, electricity can be supplied through solar panels or a generator, offering sustainable and off-grid living options. Bartlett Lake Lane is maintained by the property owners, fostering a close-knit community atmosphere. Envision your perfect getaway with abundant acreage to explore—perfect for outdoor enthusiasts. Everything seen in the photos, including the sheds and floating dock, will remain with the property. Don't miss out on this rare opportunity. Book your showing today and make your lakeside dreams a reality!



Built in 2023

Essential Information

MLS® #

202426802

Price	\$249,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	695
Acres	41.03
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage/Camp
Status	Closed
Date Sold	May 15th, 2025

Community Information

Address	131 Bartlett Lake Lane
Area	Annapolis Valley
District	Digby County
Sub-District	V4
City	Grosses Coques
County	Digby
Province	NS
Postal Code	B0W 1M0

Amenities

Utilities	Other
Parking	No Garage, Gravel
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Access: Boat, Lake Privileges

Interior

Appliances	None
Heating	Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One
Basement	None

Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Hardwood Bush, Not Landscaped, Softwood Bush, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Other

Additional Information

Zoning	General
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Listing Details

Listing Office	RE/MAX Banner Real Estate
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