

# \$289,000 - Camp Third Smith Lake, Fort Lawrence

MLS® #202426951

## \$289,000

2 Bedroom, 0.50 Bathroom, 1,190 sqft

Residential on 88.00 Acres

N/A, Fort Lawrence, NS

Experience serene lakefront living on 88 acres of mature timber, accessible only by boat or ATV. Nestled amidst the Amherst Marsh, this secluded camp offers unparalleled tranquility. Relax on the screened front porch, enveloped by the calls of Canada Geese. Inside, the 1190 sq ft layout features a spacious mudroom, leading to an open kitchen-living area with vaulted ceilings and ample natural light. The kitchen includes a propane stove and plenty of counter space (bring your own water). The cozy living room boasts built-in window seats and a wood fireplace. Two bedrooms provide comfortable accommodation, with one featuring built-in bunk beds for four. The main bedroom offers serene lake views. Outside, a large screened patio ensures year-round enjoyment of nature. Additional amenities include a shed with a diesel generator for power. This property, encompassing half the lake and connecting to Middle Rd. in Fort Lawrence, is an ideal retreat for nature enthusiasts seeking solace and outdoor adventure. Full list of details on the camp available upon request.



Built in 2006

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | 202426951 |
| Price    | \$289,000 |
| Bedrooms | 2         |

|                |                           |
|----------------|---------------------------|
| Bathrooms      | 0.50                      |
| Half Baths     | 1                         |
| Square Footage | 1,190                     |
| Acres          | 88.00                     |
| Year Built     | 2006                      |
| Type           | Residential               |
| Sub-Type       | Cottage / Rec. Properties |
| Style          | Bungalow                  |
| Status         | Closed                    |
| Date Sold      | February 28th, 2025       |

### Community Information

|              |                                |
|--------------|--------------------------------|
| Address      | Camp Third Smith Lake          |
| Area         | Northern Region                |
| District     | 101-Amherst, Brookdale, Warren |
| Sub-District | N/A                            |
| City         | Fort Lawrence                  |
| County       | Cumberland                     |
| Province     | NS                             |
| Postal Code  | B4H 3Y5                        |

### Amenities

|               |                       |
|---------------|-----------------------|
| Utilities     | Electricity Connected |
| Is Waterfront | Yes                   |
| Waterfront    | Lake                  |

### Interior

|            |                    |
|------------|--------------------|
| Heating    | Stove              |
| Fireplace  | Yes                |
| Fireplaces | Wood Burning Stove |
| Basement   | None               |

### Exterior

|                 |                                        |
|-----------------|----------------------------------------|
| Lot Description | 50 to 100 Acres, Softwood Bush, Wooded |
| Roof            | Metal                                  |
| Foundation      | Other                                  |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Cumberland North Academy |
|------------|--------------------------|

|        |                                                |
|--------|------------------------------------------------|
| Middle | Cape Breton Highlands Education Centre/Academy |
| High   | Amherst Regional High School                   |

### **Additional Information**

|        |      |
|--------|------|
| Zoning | resi |
|--------|------|

### **Listing Details**

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Royal LePage Cumberland Realty Ltd. |
|----------------|-------------------------------------|

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