

\$799,000 - 320 Canaan Road, Gavelton

MLS® #202502710

\$799,000

6 Bedroom, 2.50 Bathroom, 3,194 sqft
Residential on 9.49 Acres

Gavelton, Gavelton, NS

Discover your dream home with this extraordinary 9+ Acre property offering unparalleled privacy and has 653' frontage on Gavels Lake which is also known as Butler Lake. 6 bedrooms, 3 bathrooms open concept kitchen, dining and living room with a wall of windows to enjoy the stunning view year round. The huge patio will be perfect for your outdoor entertaining still offering you that same lake view. The double wired garage will provide for many uses and the waters edge boat house is perfect for storing all of the equipment. This magnificent home spans 3 levels providing ample space for your guests or for your larger family. You will enjoy the serenity for relaxing or the outdoor activities here.



Built in 2013

Essential Information

MLS® #	202502710
Price	\$799,000
Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,194
Acres	9.49
Year Built	2013
Type	Residential

Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 1st, 2025

Community Information

Address	320 Canaan Road
Area	Yarmouth
District	Hwy 308 North
Sub-District	Gavelton
City	Gavelton
County	Yarmouth
Province	NS
Postal Code	B0W 3M0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Detached, Double, Wired, Dirt, Gravel
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Access: Boat, Lake Privileges

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Dishwasher, Dryer - Electric, Washer, Refrigerator/Stove Combo
Heating	Baseboard, Ductless
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Partially Cleared, Partial Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt

Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Middle	Drumlin Heights Consolidated School
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Additional Information

Zoning	Residential
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Listing Details

Listing Office	Engel & Volkers (Yarmouth)
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