

# \$399,900 - 161 Beaverhouse Lane, East Kemptville

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MLS® #202505344

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,980 sqft

Residential on 21.31 Acres

East Kemptville, East Kemptville, NS

Nestled on the beautiful shores of Beaverhouse Lake, this home and its 21+ acres of land provide incredible tranquility and privacy. Relax on the dock and soak up sunsets or starry nights, swim, fish and boat on the lake, explore the trails or linger in your riverfront sauna. Inside, the house is designed for easy entertaining, with a large kitchen with separate prep area, an expansive living area with multiple fireplaces, and a beautiful screened sunroom with view of the lake and a cozy hot tub. The 2 large bedrooms and 2 full baths have lots of space for friends and family, and there's tons of storage and the possibility to expand in the unfinished lower level. Large garage/barn for storage and workshop space. A new deck, roof, dock, sauna and electrical, and driveway upgrades, all within the past 3 years. Furnished and ready to go. Located around the corner from the renowned Trout Point Lodge and within the UNESCO Biosphere and on the edge of the dark sky preserve, which gives you stunning stargazing. All of this, with the potential for a successful short-term rental business, giving you turn-key income.



Built in 1971

## Essential Information

MLS® # 202505344

Price \$399,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,980
Acres	21.31
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 26th, 2025

### **Community Information**

Address	161 Beaverhouse Lane
Area	Yarmouth
District	Hwy 203 East
Sub-District	East Kemptville
City	East Kemptville
County	Yarmouth
Province	NS
Postal Code	B5A 5P5

### **Amenities**

Utilities	Electric, Electricity Connected, Phone Connected
Parking	Detached, Gravel, Multiple Driveways
Is Waterfront	Yes
Waterfront	Lake

### **Interior**

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer - Electric, Washer, Refrigerator
Heating	Fireplace(s), Forced Air, Ductless
Fireplace	Yes
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Partially Finished

### **Exterior**

Exterior Features	Dock
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Lot Description	10 to 49.99 Acres
Roof	Asphalt
Construction	Log
Foundation	Concrete Perimeter

### **Additional Information**

Zoning	Rural Dev.
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### **Listing Details**

Listing Office	Keller Williams Select Realty
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