

\$488,000 - Lot 121 204 Ballou Point Road, Molega

MLS® #202506970

\$488,000

1 Bedroom, 1.00 Bathroom, 793 sqft
Residential on 2.64 Acres

D1, Molega, NS

Visit REALTOR® website for additional information. Introducing a beloved waterfront cottage on Ponhook Lake. Set on a 2.7-acre double lot with 530 feet of pristine water frontage, this well-maintained gem has provided years of joy & serves as a profitable short-term rental thanks to its year-round appeal. The expansive covered deck offers panoramic lake views, while activities like boating, fishing, & kayaking await right outside. Included with the property is a separate 1.5-acre lot, offering privacy or potential for a second cottage, extra income, or resale. Additional highlights include: a versatile covered deck, updated electrical & heating systems, a 16x20 garage, a private boat launch, a new 48-foot dock, & RV hookup. Located at 204 Ballou Point Road, this lakeside haven offers cherished memories & endless future possibilities. Annual road maintenance fee of \$200.



Built in 2004

Essential Information

MLS® #	202506970
Price	\$488,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	793
Acres	2.64

Year Built	2004
Type	Residential
Sub-Type	Cottage / Rec. Properties
Status	Closed
Date Sold	June 5th, 2025

Community Information

Address	Lot 121 204 Ballou Point Road
Area	South Shore
District	406-Queens County
Sub-District	D1
City	Molega
County	Queens
Province	NS
Postal Code	B0T 1E0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Gravel
# of Garages	1
View	Lake
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Appliances	Range, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Level, Sloping/Terraced
Roof	Asphalt
Construction	Log

Foundation Slab

Additional Information

Zoning Res
HOA Fees 200

Listing Details

Listing Office PG Direct Realty Ltd.

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