

# \$179,900 - 11 Lois Lane, Simms Settlement

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MLS® #202508730

**\$179,900**

3 Bedroom, 1.00 Bathroom, 896 sqft

Residential

A2, Simms Settlement, NS

Tucked away on a quiet street in the welcoming Ten Beaches Estates community, 11 Lois Lane offers comfort, charm, and convenience just minutes from the coast. This well-maintained mini home features three bedrooms and one full bathroom, all freshly painted and enhanced with stylish new light fixtures. The spacious eat-in kitchen provides the perfect setting for family meals, while large windows throughout the home fill each room with natural light. A ductless heat pump ensures efficient, year-round comfort inside the home. Outside, you'll find a beautifully landscaped lot and a large front deck that's perfect for summer BBQs and relaxing evenings. The property also features a generous storage shed and a double paved driveway, providing ample room for parking and outdoor storage. Located just off Exit 6 in Hubbards, you'll enjoy easy access to Highway 103 and be only seven minutes from the sandy shores of Queensland Beach. Whether you're starting out or downsizing, this move-in ready home offers the perfect blend of indoor comfort and coastal living.



Built in 1999

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | 202508730 |
| Price    | \$179,900 |
| Bedrooms | 3         |

|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 896               |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Mobile Home       |
| Status         | Closed            |
| Date Sold      | August 22nd, 2025 |

### Community Information

|              |                      |
|--------------|----------------------|
| Address      | 11 Lois Lane         |
| Area         | South Shore          |
| District     | 405-Lunenburg County |
| Sub-District | A2                   |
| City         | Simms Settlement     |
| County       | Lunenburg            |
| Province     | NS                   |
| Postal Code  | B3P 2T3              |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Utilities      | Electric, Electricity Connected |
| Parking Spaces | 2                               |
| Parking        | No Garage, Double, Paved        |

### Interior

|            |                                                                           |
|------------|---------------------------------------------------------------------------|
| Appliances | Electric Oven, Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator |
| Heating    | Baseboard, Ductless                                                       |
| Basement   | None                                                                      |

### Exterior

|              |                  |
|--------------|------------------|
| Roof         | Asphalt          |
| Construction | Vinyl Siding     |
| Foundation   | Pillar/Post/Pier |

### Additional Information

|        |      |
|--------|------|
| Zoning | Park |
|--------|------|

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Exit Realty Metro |
|----------------|-------------------|

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Listing information last updated on November 5th, 2025 at 2:17pm AST