

\$639,900 - 138 Sheldon And Ruby Lane, Chester Grant

MLS® #202509608

\$639,900

3 Bedroom, 2.00 Bathroom, 2,482 sqft
Residential on 1.89 Acres

A3, Chester Grant, NS

You don't need a cottage when your house has LAKEFRONT! Welcome to 138 Sheldon and Ruby Lane. This beautiful upgraded bungalow on Hennigar Lake is the best of both worlds: with over 500 ft of waterfront, elevated views, and a private beach with a dock and RV hookuyp!. Only 19 minutes to Chester and 45 minutes to Bayer's Lake, you can enjoy the seclusion and peace of nature and escape to the lake after work; any day of the week! This 16 year old home sits on 1.9 acres of incredibly private land. Past the cozy front deck you are greeted by an open plan living room with hardwood flooring, kitchen, and dining nook heated by a propane woodstove, heatpump, and baseboard electric. A 4PC bath is down the hallway and 2 additional bedrooms as well as the primary featuring an ensuite bath! From the kitchen the deck opens up onto a vista that is perfect for entertaining and has to be seen to be believed! Downstairs one finds a huge basement with 72 inch wide walkout, 200 amp electrical, storage shelving, a giant workshop and a sauna! Please refer to the 3D tour to review the basement - separate rooms are not framed in yet. Don't forget the second deck with waterview HOT TUB! Additional rooms can be built down here easily or leave the space open - its your choice! The sellers have done a number of upgrades since their purchase including drywalling the basement, a new backyard ground level deck, heatpumps, floating dock, lot clearing/landscaping, a new metal roof, and a



propane power generator hookup to ensure to your comfort all year round. The sellers love their central vac and you will too! Quick Closing available. The tractor, rowboats, furniture, and barbecue are negotiable! 3D and video tours available!

Built in 2009

Essential Information

MLS® #	202509608
Price	\$639,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,482
Acres	1.89
Year Built	2009
Type	Residential
Sub-Type	Cottage / Rec. Properties
Style	Bungalow
Status	Closed
Date Sold	August 25th, 2025

Community Information

Address	138 Sheldon And Ruby Lane
Area	South Shore
District	405-Lunenburg County
Sub-District	A3
City	Chester Grant
County	Lunenburg
Province	NS
Postal Code	B0J 1K0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Parking Spaces(s), Paved
View	Lake

Is Waterfront	Yes
Waterfront	Lake, Access: Boat, Lake Privileges, Stream/Pond

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Oven, Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Water Purifier, Water Softener
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Full, Finished, Partially Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Ravine, Rolling Slope, Sloping/Terraced, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	NA
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Listing Details

Listing Office	Sutton Group Professional Realty
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