

\$763,000 - 172 Paces Lake Drive, Musquodoboit Harbour

MLS® #202516877

\$763,000

2 Bedroom, 2.00 Bathroom, 1,759 sqft
Residential on 2.00 Acres

35-A, Musquodoboit Harbour, NS

While this lifestyle pad may be envisioned as a place for short stays to get away&relax, you may find yourselves itching to spend every season here. The lake front Home was always going to be small [~1,760sqft] on slab, ICF construction, 2 bed|2 full baths. The diminutive structure of black metal siding\roof sits low on the land, a 2 acre site of native trees and boulders. The artists who built\designed in 2012 kept an eye on clean lines, consisting of an open concept main floor with high LR ceilings, creating a sense of space that belies the footprint. A Pergola extends the living space with an outdoor room; provision for a 2nd wood stove. Enjoy stunning panoramic nature views of fresh water Innes Cove offering 150ft of private, deep water anchorage. The initial idea was that a second dwelling would eventually be built, just off the kitchen but the artist couple realized they had all the space they needed. The interior material palette is carefully considered, with local repurposed natural materials and pieces throughout. Polished concrete floors ensures low-maintenance longevity; in-floor heating. A wood stove provides heating in winter nights. Small spaces really makes you conscious of what you need and 3.0 cords of hardwood, split\stacked are incl! Many details were considered here such as built-in cabinets and a kitchen pantry. There's also a sleeping loft for younger bunk-bed guests. The 65 x 36ft



on slab Outbuilding, a work-from-home area, a studio, or workshop: you decide!Roughed in for in-floor heat, could be compl as secondary suite with potential rental income.The drilled well yields exceptional water recovery with septic system designed for overall 3Bedrms: expansion would be possible.Work-from-home stints: Bell FibreOP 1.5GB!

Built in 2012

Essential Information

MLS® #	202516877
Price	\$763,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,759
Acres	2.00
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 7th, 2025

Community Information

Address	172 Paces Lake Drive
Area	Halifax - Dartmouth
District	35-Halifax County East
Sub-District	35-A
City	Musquodoboit Harbour
County	Halifax
Province	NS
Postal Code	B0J 2L0

Amenities

Utilities	Electric, Cable Connected
Parking Spaces	3
Parking	Detached, Triple, Gravel

# of Garages	3
Is Waterfront	Yes
Waterfront	Lake, Lake Privileges

Interior

Interior Features	High Speed Internet
Appliances	Gas Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Hot Water, In Floor, Radiant
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Basement	None

Exterior

Lot Description	3 to 9.99 Acres, Cleared, Hardwood Bush
Roof	Steel
Foundation	Slab

School Information

Elementary	Oyster Pond Academy
Middle	Oyster Pond Academy
High	Eastern Shore District High School

Additional Information

Days on Market	70
Zoning	MU

Listing Details

Listing Office	Domus Realty Limited
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Listing information last updated on October 27th, 2025 at 7:02pm ADT