

# **\$459,000 - 35 Lawrence Road, Windermere**

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MLS® #202517325

## **\$459,000**

3 Bedroom, 1.00 Bathroom, 1,824 sqft

Residential on 1.00 Acres

V2, Windermere, NS

Welcome to 35 Lawrence Road, a beautiful one acre property situated on the outskirts of Berwick in the Windermere area. This 3 bedroom, 1 bathroom home features four distinct levels of finished living space, including a spacious kitchen with tons of cupboard space and stainless steel appliances, a large main level living room, a sunken family room with direct access to the large rear deck at the back of the home, and an expansive games or media room located in the basement.

Economically heated with electric baseboards and featuring a ductless heat pump for air conditioning on those hot summer days, the lower level also has a wood stove to provide a cozy place to unwind on those cold winter nights. The primary bedroom is huge and features a large walk-in closet, and the home also features a second large deck that adorns the front of the property, a fantastic place to enjoy your morning coffee while being surrounded by privacy and nature. The back yard is fully fenced-in for those who have pets or young children, includes a large shed, and there is even a welcoming firepit for enjoying s'mores during the summer evenings. Many recent upgrades and renovations make this home move-in ready, and the property is ideally located only 5 minutes to the amenities of Berwick as well as Highway 101 access. This property offers all the benefits of country living while providing easy access to the services that we all need, so don't miss your opportunity and book your showing today!



Built in 1976

**Essential Information**

MLS® #	202517325
Price	\$459,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,824
Acres	1.00
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 19th, 2025

**Community Information**

Address	35 Lawrence Road
Area	Annapolis Valley
District	Kings County
Sub-District	V2
City	Windermere
County	Kings
Province	NS
Postal Code	B0P 1E0

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Parking Spaces(s)

**Interior**

Interior Features	High Speed Internet
Appliances	Oven, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	4
Stories	Side Split, 4 Level

Has Basement	Yes
Basement	Finished

### **Exterior**

Lot Description	1 to 2.99 Acres, Cleared
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Berwick And District School
Middle	Berwick And District School
High	West Kings District High School

### **Additional Information**

Zoning	A1
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### **Listing Details**

Listing Office	MacKay Real Estate Ltd.
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