

## 789 Scotsdale Dr.



File# 056

### Lakefront Retreat! - Two Lakes

**\$357,000.00 CAD**

Lakefront Retreat! This gorgeous 2 year old home sits on a 25 acre parcel on Scots Lake with 400 ft. of lakefrontage, certainly a nature lovers dream. Situated in a gated community in beautiful Eastern Shore of N.S., Scots Lake is a beautiful quiet lake suitable for smaller boats & swimming. This lot is at the end of the lake enjoying the fresh water river running, great for fishing. This efficient 2 bdrm, two bath home all on one level has a beautiful European flair with clean sleek lines, an open concept living space and abundance of windows to take in every view. The woodstove in the living room provides most of the heating for current owner, but you will enjoy the comforts of the heat pump & AC. Patio doors off the living room, and master bedroom lead to the deck & newly fenced yard. You also have deeded access to Paces Lake. Just 20 min to Dartmouth, close to Martinique beach and min. to all amenities. See listing Realtors website for Virtual Tour or ML.ca clicking on Multimedia

#### Listing Agent

Anita Wintzer C: 902-499-4772 E: anita@anitahome.ca



#### Directions

~~If coming from Hwy 107 to Musquodoboit,~~  
turn left at stop to Hwy 7, next right is Chris  
Cait, to Scotsdale to the end. Call Realtor for  
code to enter gate



[www.anitahome.ca](http://www.anitahome.ca)

[anita@anitahome.ca](mailto:anita@anitahome.ca)

#### Dartmouth

7 Mellor Ave.

Dartmouth, Nova Scotia B3B 0E8

P: (902) 499-4772 F: (902) 827-5515

Interested parties are encouraged to seek independent verification of  
facts presented herein.

#### Property Highlights

**Age ±:** 1 Year

**Lot Size:** 25 Acres

**Dimensions:** 44 x 26 + 5 x 17.6

**Zoning:** R1

**Assessment:** \$298,100

**Taxes:** 3,136.04

**Style:** Bungalow

**Bedrooms:** 2

**Bathrooms:** 1.5

**Flooring:** Cushion, Laminate

**Heating:** Electric, Wood, Heat Pump

**Water:** Drilled Well

**Sewer:** Septic

**Parking:** Gravel

**Garage:** Attached Double

**Services:** Electricity, Telephone, High  
Speed Internet, Satellite

#### Rooms

Kitchen: 10.6 x 10.8 (Main)

Dining Room: 13 x 14.4 (Main)

Living Room: 16.6 x 16.10 (Main)

Master Bedroom: 10.10 x 11.8 (Main)

Bedroom: 12.6 x 9.4 (Main)

Bath: 4 PC (Main)

Laundry: with 2 PC bath (Main)

Foyer/Hall: (Main)