

\$640,000 - 63 Frank Road, Italy Cross

MLS® #202424780

\$640,000

3 Bedroom, 2.00 Bathroom, 1,270 sqft
Single Family on 83.24 Acres

Italy Cross, Italy Cross, Nova Scotia

Discover the ultimate countryside retreat with this stunning 83-acre lakefront property, boasting 3,410 feet of pristine waterfront. An adjacent property (MLS 202424774) with 57.6 acres and an additional 4,200 feet of lakefront is also available. Both properties are listed together combining for a remarkable 140.8 acres and 7,610 feet of waterfront (MLS 202424785). This could be a remarkable development opportunity! Once a cattle farm, this land is ripe with potential. The sturdy barn, complete with power and water, is ready for your agricultural ambitions, while the manmade pond ensures a steady water supply for livestock. The property perfectly blends rural tranquility and urban convenience, being just a short drive from beautiful ocean beaches and only 10 minutes from the amenities of Bridgewater. For those traveling further, Halifax and the international airport is approx. one hour away. The property also includes a charming 1970s bungalow, offering 3 bedrooms and 1.5 bathrooms. With a cozy living room featuring a wood-burning fireplace, a kitchen equipped with a propane range, and a ductless heat pump alongside a forced air propane furnace, this home brings together comfort and warmth. The basement offers a variety of finished rooms for hobbies or home office needs, with a half bath that could easily be enhanced by adding a sink. Recent upgrades include: reverse osmosis water purification system, well pump, tree removal resulting in a drier, healthier forest, and



insulated the basement (spray foam) and the attic.Â Embrace a life of rustic beauty and modern convenience, and bring your vision to life in this serene, rural haven! (id:6289)

Built in 1974

Essential Information

Listing #	202424780
Price	\$640,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,270
Acres	83.24
Year Built	1974
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	63 Frank Road
Subdivision	Italy Cross
City	Italy Cross
Province	Nova Scotia
Postal Code	B4V0M6

Amenities

Amenities	Shopping, Beach
Features	Treed
Parking	Detached Garage, Garage, Gravel
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

Cooling	Heat Pump
Fireplace	Yes
# of Stories	1

Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl
Exterior Features	Partially landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	The Agency Real Estate Brokerage
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