

# \$999,900 - 63 Frank Road|lot Italy Cross Road, Italy Cross

MLS® #202424785

**\$999,900**

3 Bedroom, 2.00 Bathroom, 1,270 sqft  
Single Family on 140.84 Acres

Italy Cross, Italy Cross, Nova Scotia

Welcome to an extraordinary opportunity in Lunenburg County, where 140.8 acres of natural beauty and 7,610 feet of pristine lakefront await your vision. This vast property offers limitless potential, whether you're looking to create a private luxury estate with sweeping lake views, an eco-friendly resort, or a tranquil wellness retreat. With a conservation plan focused on enhancing forest regeneration, this land is an eco-conscious developer's dream. Formerly a cattle farm, the property boasts a sturdy barn equipped with power and water, ideal for agricultural ambitions. A manmade pond provides a steady water supply for livestock, making this land perfect for those looking to blend farming with future development. For those seeking modern comfort alongside rustic charm, the 1970s bungalow offers a cozy living space with 3 bedrooms and 1.5 bathrooms. A wood-burning fireplace in the living room, a kitchen with a propane range, and a ductless heat pump paired with a forced air propane furnace ensure warmth and convenience. The basement features multiple finished rooms for hobbies or a home office, with potential to upgrade the half bath. Recent upgrades, including tree removal to enhance forest health, a reverse osmosis water purification system, a new well pump, and insulated attic and basement, add to the property's readiness for new ventures. Located just 10 minutes from



Bridgewater and approximately one hour from Halifax and the international airport, this serene, secluded property offers the perfect balance of rural tranquility and urban convenience. Whether your dream is to create a sustainable development, an RV campground, or a peaceful family retreat, this remarkable parcel of land is your blank canvas. Embrace the opportunity and turn your vision into reality in this breathtaking lakeside haven. (id:6289)

Built in 1974

Essential Information

Listing #	202424785
Price	\$999,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,270
Acres	140.84
Year Built	1974
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	63 Frank Road lot Italy Cross 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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