

\$1,095,000 - 197 Somerset Road, Italy Cross

MLS® #202501615

\$1,095,000

3 Bedroom, 3.00 Bathroom, 3,600 sqft

Single Family on 4.04 Acres

Italy Cross, Italy Cross, Nova Scotia

A rare opportunity to own a custom designed, executive home on a secluded, pristine lake. With its lush gardens, and an exceptional 425 feet of lakefront, this easily accessible location may be the family retreat you have dreamed of. A two level, three bedroom contemporary, consisting of an open concept design, offers more than 3,600 square feet of living space and will capture you from the moment you enter. The large living-dining room, with large panoramic windows, 10 foot ceilings and hardwood floors, opens onto a upper deck that takes in the beauty of a groomed and natural landscape. The conveniently located powder-room-laundry, next to the triple-bay garage and workshop, is the link to a stunning modern kitchen - featuring maple cabinets and large countertops. A large, primary bedroom, with ensuite bathroom, also features a den/office and walk-in closet creating the ideal 'owner's suite'. On the lower level one is immediately drawn to the large windows to the lake. The family room with cork flooring and kitchenette, including wet-bar, opens to a broad lakeside deck. Two generous-sized bedrooms, with shared family bath, provide privacy for guests away from the principal living area. A large storage room and utility room complete the lower level. The expansive, covered main-floor deck wraps around the house to the front entry. Raised garden-boxes punctuate the carefully planned landscaping of this bespoke property. A separate 20' x 24' insulated wired garage with large window with



the natural light serving as a greenhouse for spring planting. A boat launch with adjacent sand-beach has been created for family, summer-recreational enjoyment. Branch Lake provides the perfect retreat for boating, fishing and swimming within a largely undeveloped, natural environment. This property is located less than 15 minutes from the four stunning beaches of Petite Riviere by the sea. The amenities of Bridgewater, " shopping hub of the South Shore ", is just ten minutes away. (id:6289)

Built in 2016

Essential Information

Listing #	202501615
Price	\$1,095,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	3,600
Acres	4.04
Year Built	2016
Type	Single Family
Sub-Type	Freehold
Style	Contemporary

Community Information

Address	197 Somerset Road
Subdivision	Italy Cross
City	Italy Cross
Province	Nova Scotia
Postal Code	B4V0M1

Amenities

Amenities	Golf Course, Park, Playground, Shopping, Place of Worship, Beach
Features	Treed, Sloping
Parking	Attached Garage, Exposed Aggregate, Garage, Parking Space(s)
# of Garages	2

View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

Appliances	Cooktop - Propane, Oven - Electric, Dishwasher, Dryer - Electric, Washer, Refrigerator
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Vinyl
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	Engel & Volkers (Lunenburg)
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