

\$329,000 - 77 Laurie Wamboldt Road, Greenfield

MLS® #202512909

\$329,000

3 Bedroom, 2.00 Bathroom, 867 sqft

Single Family on 1.06 Acres

Greenfield, Greenfield, Nova Scotia

Year-round lakefront home or cottage on over an acre, with 205 feet of water frontage on spring-fed Little Poonhook Lake, in the heart of the provinces premier lake systems. 3 bedrooms (2-up / 1 down) 1.5 baths and finished on both floors. With its own separate entrance and potential to further develop living space in the lower level, this is a great offering for a new owner, whether as a family home, getaway or a turn-key vacation rental. Appliances and TVs are included and the furniture can remain. Both floors enjoy loads of natural light from sliding patio doors. The main level is distinguished by the vaulted kitchen ceiling and generous use of pine that provide a warm, rustic feeling. Living Room and Dining Room share access to the large elevated deck that overlooks the lake. Primary Bedroom has a 3-pc. en suite, with a second Bedroom, Half-bath and Laundry completing the main level. Lower level is mostly at grade, providing naturally lit living space that includes a nice Family Room, Bedroom, Storage Room and a Workshop. Heat is via electric baseboard, propane stove in the family room and a heat pump in the living room that also provides cooling in summer. There is a metal roof and the main deck was replaced about 2 years ago. Outside finds two sheds, a well-maintained property featuring expansive lawns, shrubbery and a lovely mixture of mature hardwood and softwood trees. 5-minute drive to the village of Greenfield (convenience stores, etc.) or 30 minutes to the



larger towns of Bridgewater or Liverpool with all amenities. (id:6289)

Built in 1979

Essential Information

Listing #	202512909
Price	\$329,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	867
Acres	1.06
Year Built	1979
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	77 Laurie Wamboldt Road
Subdivision	Greenfield
City	Greenfield
Province	Nova Scotia
Postal Code	B0T1E0

Amenities

Amenities	Park, Playground, Shopping, Place of Worship, Beach
Features	Treed, Sloping, Balcony, Sump Pump
Parking	Gravel
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

Appliances	Range - Electric, Washer/Dryer Combo, Microwave Range Hood Combo, Refrigerator
Cooling	Heat Pump
# of Stories	1
Has Basement	Yes

Basement Walk out

Exterior

Exterior Vinyl

Foundation Poured Concrete

Listing Details

Listing Office EXIT Realty Inter Lake (Liverpool)



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