

# \$299,000 - 2053 Eastern Shore Road, West Berlin

MLS® #202515542

**\$299,000**

2 Bedroom, 1.00 Bathroom, 1,000 sqft  
Single Family on 0.92 Acres

West Berlin, West Berlin, Nova Scotia

Lakefront home or cottage on two PIDs (totaling just under one acre) with 282 feet of water frontage on Wagners Lake. Two bedrooms up, plus a study on the main floor that is currently being used as a third bedroom. Lots of investments and upgrades including new electrical, remodeled kitchen and bath, redevelopment of the former loft area, new windows, a metal roof, large screened-in porch, drilled well, septic system, self-start propane generator and an oversize (16 x 24) detached 1.5-car garage (wired) that was constructed in 2017. All appliances are included: Stainless steel stove (with glass top) & refrigerator, microwave, washer & dryer, chest freezer and a water softener (not hooked-up). The basement has outside access, excellent height and offers tons of space for a workshop and storage. A ductless split heat pump provides warmth in winter and refreshing cooling during summers. Less than 20 minutes to Liverpool, half-hour to Bridgewater and even closer to the beach! Fantastic location for a seasonal vacation rental, or full-time income property. 2021 survey on file. (id:6289)

Built in 1956

## Essential Information

Listing #	202515542
Price	\$299,000



Bedrooms	2
Bathrooms	1.00
Square Footage	1,000
Acres	0.92
Year Built	1956
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	2053 Eastern Shore Road
Subdivision	West Berlin
City	West Berlin
Province	Nova Scotia
Postal Code	B0J1H0

### Amenities

Amenities	Golf Course, Park, Playground, Shopping, Place of Worship, Beach
Features	Treed, Level, Recreational, Sump Pump
Parking	Detached Garage, Garage, Gravel, Parking Space(s)
# of Garages	2
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront on lake

### Interior

Appliances	Range - Electric, Dryer - Electric, Washer, Freezer - Chest, Microwave, Refrigerator, Water softener
Cooling	Heat Pump
# of Stories	2
Basement	Walk out

### Exterior

Exterior	Vinyl, Wood siding
Exterior Features	Landscaped
Foundation	Concrete Block, Poured Concrete

### Listing Details

Listing Office	EXIT Realty Inter Lake (Liverpool)
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