

\$590,000 - 284 Rodney Drive, Militia Point

MLS® #202517792

\$590,000

4 Bedroom, 2.00 Bathroom, 1,440 sqft

Single Family on 2.22 Acres

Militia Point, Militia Point, Nova Scotia

Lakeside Paradise on the Bras d'Or Lake A Nature Lovers Dream This spacious and beautifully maintained home, built in 2019, sits in a prime location right on the shores of the stunning Bras d'Or Lake. Used only as a vacation residence, the property is in like-new condition and offers the perfect blend of modern comfort, sustainability, and natural beauty. The home is spread over two levels, with a thoughtful layout designed to maximize light with Polytec windows and Patio doors and panoramic views. Large glass panels on the expansive deck ensure uninterrupted panoramic views over the lake, while a woodstove ensures cozy warm nights in front of a fire. Two of the lower level bedrooms feature walk-out patio doors. The lower level includes a small kitchenette and can be easily closed off as a self-contained apartment, making it ideal for guests, long-term living, or as an income-generating Airbnb rental. Surrounded by a beautiful stand of trees, this property offers true privacy and a peaceful atmosphere. It also boasts a remarkable dome greenhouse, equipped with a heated water tank stocked with fish, a full irrigation system, and climate control perfect for year-round growing or simply relaxing in a warm, green space during cooler months. Raised garden beds further support a self-sustainable lifestyle. The property also includes a spacious, built-in, double garage with ample shelving for storage or workshop needs and 2 sheds as well as plenty of firewood. Gentec generator connection and



generator are in place. Fibre is available. The last part of the power and e net to the house are underground. The area is famous for its trout fishing and perfect for boating, sailing, surfing and all kind of water fun. Whether you're a gardener, water enthusiast, or simply seeking a serene lifestyle, this home offers an exceptional opportunity as a permanent residence, vacation getaway, or investment property. (id:6289)

Built in 2019

Essential Information

Listing #	202517792
Price	\$590,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,440
Acres	2.22
Year Built	2019
Type	Single Family
Sub-Type	Freehold

Community Information

Address	284 Rodney Drive
Subdivision	Militia Point
City	Militia Point
Province	Nova Scotia
Postal Code	B0E2Y0

Amenities

Amenities	Golf Course, Beach
Features	Treed
Parking	Garage, Gravel
# of Garages	1
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

Appliances	Oven, Oven - Electric, Dishwasher, Washer, Freezer, Freezer - Stand Up, Refrigerator
# of Stories	2

Exterior

Exterior	Wood siding
Exterior Features	Partially landscaped
Foundation	Concrete Slab

Listing Details

Listing Office	Cape Breton Realty
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