

\$1,199,900 - 53 Leonard Drive, Mattatall Lake

MLS® #202524522

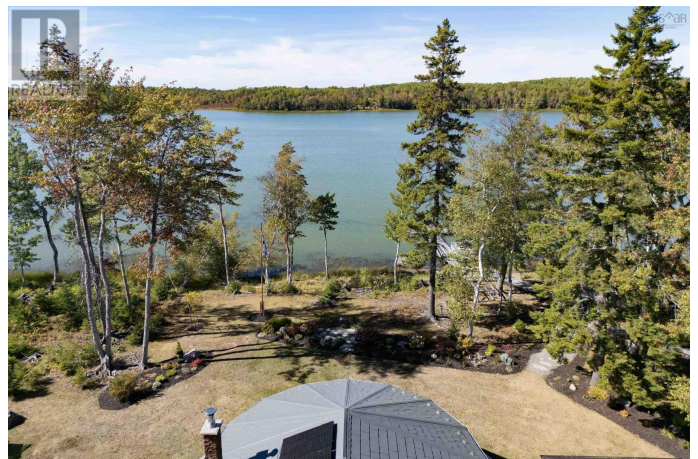
\$1,199,900

5 Bedroom, 3.00 Bathroom, 2,245 sqft

Single Family on 2.38 Acres

Mattatall Lake, Mattatall Lake, Nova Scotia

Discover lakeside living at Mattatall Lake, Nova Scotia, with this exceptional property boasting over 280 feet of lake frontage and surrounded by nature. Enjoy ample parking on a spacious gravel driveway, a bonfire area, and a dock complete with a pontoon boat powered by a 75hp Mercury Four Stroke motor (2018). The exterior features a new metal shingled roof, solar system, generator, new doors, walkways, landscaping, all new windows, greenhouse, decking, and drainage system. The main house offers open-concept circular living, dining, and kitchen areas overlooking the lake, two guest bedrooms, a four-piece guest bathroom, a primary suite with walk-in closet and five-piece ensuite, mudroom with laundry, and direct access to a single attached garage and wraparound deck. Upgrades include a new wood stove, kitchen, ensuite, appliances, fridge in garage, and two BBQs. A guest house (built 2020) provides a deck with stunning lake views, open-concept living, dining, and kitchenette (no stove), two bedrooms, three-piece bath, and complete self-sufficiency. The detached office/bunkie (12x16) is insulated, heated, and wired. A three-bay garage is nearing completion. All furniture is included. Mattatall Lake is a vibrant community ideal for both seasonal cottage owners and year-round residents, offering a quiet rural lifestyle and abundant recreational activities such as swimming, kayaking, and fishing. Nearby attractions include Wentworth Ski Hill, Fox Harbr Resort, Avondale Sky



Winery, and Tatamagouche Brewing Co.making this property the perfect blend of relaxation and opportunity. (id:6289)

Built in 1990

Essential Information

Listing #	202524522
Price	\$1,199,900
Bedrooms	5
Bathrooms	3.00
Square Footage	2,245
Acres	2.38
Year Built	1990
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	53 Leonard Drive
Subdivision	Mattatall Lake
City	Mattatall Lake
Province	Nova Scotia
Postal Code	B0K1V0

Amenities

Amenities	Place of Worship
Features	Sloping, Level, Gazebo, Sump Pump
Parking	Attached Garage, Detached Garage, Garage, Gravel
# of Garages	3
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

Appliances	Barbeque, Range - Electric, Dryer - Electric, Washer, Refrigerator
Cooling	Heat Pump
# of Stories	1

Exterior

Exterior	Wood siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office Coldwell Banker Performance Realty



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