# \$999,900 - 63 Frank Road|lot Italy Cross Road, Italy Cross

MLS® #202424785

## \$999,900

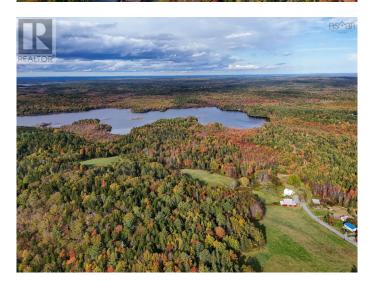
3 Bedroom, 2.00 Bathroom, 1,270 sqft Single Family on 140.84 Acres

Italy Cross, Italy Cross, Nova Scotia

Welcome to an extraordinary opportunity in Lunenburg County, where 140.8 acres of natural beauty and 7,610 feet of pristine lakefront await your vision. This vast property offers limitless potential, whether you're looking to create a private luxury estate with sweeping lake views, an eco-friendly resort, or a tranquil wellness retreat. With a conservation plan focused on enhancing forest regeneration, this land is an eco-conscious developer's dream. Formerly a cattle farm, the property boasts a sturdy barn equipped with power and water, ideal for agricultural ambitions. A manmade pond provides a steady water supply for livestock, making this land perfect for those looking to blend farming with future development. For those seeking modern comfort alongside rustic charm, the 1970s bungalow offers a cozy living space with 3 bedrooms and 1.5 bathrooms. A wood-burning fireplace in the living room, a kitchen with a propane range, and a ductless heat pump paired with a forced air propane furnace ensure warmth and convenience. The basement features multiple finished rooms for hobbies or a home office, with potential to upgrade the half bath. Recent upgrades, including tree removal to enhance forest health, a reverse osmosis water purification system, a new well pump, and insulated attic and basement, add to the property's readiness for new ventures. Located just 10 minutes from







Bridgewater and approximately one hour from Halifax and the international airport, this serene, secluded property offers the perfect balance of rural tranquility and urban convenience. Whether your dream is to create a sustainable development, an RV campground, or a peaceful family retreat, this remarkable parcel of land is your blank canvas. Embrace the opportunity and turn your vision into reality in this breathtaking lakeside haven. (id:6289)

Built in 1974

#### **Essential Information**

Listing # 202424785 Price \$999,900

Bedrooms 3

Bathrooms 2.00

Half Baths 1

Square Footage 1,270 Acres 140.84 Year Built 1974

Type Single Family

Sub-Type Freehold
Style Bungalow

# **Community Information**

Address 63 Frank Road|lot Italy Cross Road

Subdivision Italy Cross
City Italy Cross
Province Nova Scotia
Postal Code B4V0M6

### **Amenities**

Amenities Shopping, Beach

Features Treed

Parking Detached Garage, Garage, Gravel

# of Garages 2
Is Waterfront Yes

Waterfront Waterfront on lake

Interior

Cooling Heat Pump

Fireplace Yes

# of Stories 1

Has Basement Yes

Basement Walk out

**Exterior** 

Exterior Vinyl

Exterior Features Partially landscaped

Foundation Poured Concrete

**Listing Details** 

Listing Office The Agency Real Estate Brokerage





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