

\$999,000 - 5121 Clam Harbour Road, Lake Charlotte

MLS® #202500805

\$999,000

5 Bedroom, 3.00 Bathroom, 2,859 sqft

Single Family on 3.62 Acres

Lake Charlotte, Lake Charlotte, Nova Scotia

Come and enjoy the land of 100 Wild Islands, world renown beaches, and a history steeped in Nova Scotia lore. A 3.62-acre lakefront property surrounds this beautifully built and well-designed, ICF construction waterfront home. The timeless yet modern design allows for a large single family home or a comfortable multigenerational living space. The attached garage affords easy access to the home and makes it convenient to unload the car in any weather. A spacious patio overlooking the lake is covered, wired and has a water supply that creates an outdoor kitchen, dining, and living space for those seasonal months. The large main area is perfect for entertaining, conveniently laid out with a Living room to one side and a Dining area both with beautiful lake views, and a wonderful kitchen with double ovens and spacious counters for baking, meal prep, and parties. The care in the construction and quality of the products used to create this beautiful home are evident at first glance. But what you don't see is just as important. Additional 4" sprayed insulation under the slab makes it R24, in floor heating run on 6" centres so that it is more energy efficient, the 8" slab aids heating, R60 blown in insulation in the attic, only plywood used in the roof and gables, to name some. The one-level design smartly includes geothermal in-floor radiant heating and ductless Fujitsu heat pumps for greater efficiency that supply year-round comfort. The entry, eat-in kitchen, dining room, and main living room are based on an



open-concept plan that separates the Primary Bedroom Suite from the other four bedrooms and the family room. There is a wide hall that passes the laundry and pantry and opens into a Family Room (currently used as a Media Room) off of which are four good-sized bedrooms and two full baths. The lake is perfect for kayaking, swimming, and paddle boarding. Located in an excellent school district, it is only 10 minutes to Clam Harbour Beach and from groceries and gas. (id:6289)

Built in 2023

Essential Information

Listing #	202500805
Price	\$999,000
Bedrooms	5
Bathrooms	3.00
Square Footage	2,859
Acres	3.62
Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	5121 Clam Harbour Road
Subdivision	Lake Charlotte
City	Lake Charlotte
Province	Nova Scotia
Postal Code	B0J3H0

Amenities

Amenities	Playground, Place of Worship, Beach
Features	Level
Parking	Garage, Gravel
# of Garages	1
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

Appliances	Cooktop - Electric, Oven - Electric, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Water purifier, Water softener
Cooling	Heat Pump
# of Stories	1

Exterior

Exterior	Vinyl
Exterior Features	Partially landscaped
Foundation	Concrete Slab

Listing Details

Listing Office	Red Door Realty
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