

\$647,000 - 2328 Black River Road, Lumsden Dam

MLS® #202504649

\$647,000

3 Bedroom, 1.00 Bathroom, 2,360 sqft

Single Family on 6.61 Acres

Lumsden Dam, Lumsden Dam, Nova Scotia

Through no fault of its own, this property has been heavily reduced in price for a quick sale only due to a life-altering medical condition of the seller ready for immediate possession! This 2,360 sq. ft. custom-built home offers the perfect balance of privacy and comfort on 6.61 acres across from Lumsden Dam. Designed with accessibility, sustainability and year-round living in mind, the open-concept layout features vaulted ceilings and a striking floor-to-ceiling fireplace with a Napoleon wood stove as its centerpiece. Stained, polished concrete floors with in-floor hot water heating provide warmth and durability throughout. The country kitchen is outfitted with Corian countertops, a brand-new propane cook stove (2025), and plumbing/wiring in place for a future dishwasher. A large, versatile third bedroom with its own outside entrance adds flexibility, while another room already drywalled, plumbed, and wired awaits your finishing touches as a second bathroom. Recent upgrades include new fiberglass asphalt shingles (May 2024), a gas generator with backup panel, and underground water management systems. Outdoors, you'll also find a shipping container for extra storage and a wood shed stocked with seasoned firewood. For future potential, the property parcel offers the option to subdivide two additional lots (subject to approval) while still retaining your privacy. (id:6289)

Built in 2010



Essential Information

Listing #	202504649
Price	\$647,000
Bedrooms	3
Bathrooms	1.00
Square Footage	2,360
Acres	6.61
Year Built	2010
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2328 Black River Road
Subdivision	Lumsden Dam
City	Lumsden Dam
Province	Nova Scotia
Postal Code	B4P2R1

Amenities

Amenities	Beach
Features	Treed, Sloping, Wheelchair access
Parking	Gravel

Interior

Appliances	Range - Gas, Dryer, Washer, Refrigerator, Water purifier, Water softener, Gas stove(s)
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Concrete Siding
Exterior Features	Landscaped
Foundation	Concrete Slab

Listing Details

Listing Office	Keller Williams Select Realty (Kentville)
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