

\$349,000 - 96 Landry Lane, Sampsonville

MLS® #202522757

\$349,000

3 Bedroom, 1.00 Bathroom, 1,186 sqft

Single Family on 1.68 Acres

Sampsonville, Sampsonville, Nova Scotia

Tucked away on a sheltered cove of the Bras d'Or Lake, this beautiful bungalow is your private waterfront oasis just five minutes from the charming village of St. Peter's. With a perfect blend of modern comfort and rustic charm, this well-kept home offers year-round enjoyment on the water. Step inside to a warm, inviting layout featuring two bedrooms on the main floor plus a sunny home office. The spacious primary suite includes a walk-in closet and a private deck with serene lake views the perfect morning coffee spot. The 4-piece bathroom is a retreat of its own with a deep soaker tub and updated finishes. Stay cozy all year with heat pumps, a wood furnace, and an upgraded 200-amp electrical panel. Outside, the property truly shines. Enjoy direct lake access with a walk-out shoreline and a floating wharf ideal for kayaking, boating, or just dipping your toes in the water. A large barn offers excellent storage, and a detached workshop with a wood stove is perfect for your projects. Embrace country living with a chicken coop, garden, and room for free-range chickens. The home is wrapped in classic cedar shingles, has a metal roof, updated windows, and sits among mature landscaping, fruit trees, and blooming perennials. Downstairs, a walkout basement leads to a partially finished space with a rec room bar and potential for a third bedroom or guest suite. Located at the end of a public paved road, this is a rare find private, peaceful, and move-in ready. Live the lakefront lifestyle



grow your own food, launch your boat, and enjoy the best of Cape Breton from your doorstep. (id:6289)

Built in 1978

Essential Information

Listing #	202522757
Price	\$349,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,186
Acres	1.68
Year Built	1978
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	96 Landry Lane
Subdivision	Sampsonville
City	Sampsonville
Province	Nova Scotia
Postal Code	B0E3B0

Amenities

Amenities	Golf Course, Playground, Shopping, Place of Worship, Beach
Features	Sump Pump
Parking	Detached Garage, Garage, Gravel
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

Appliances	Barbeque, Range - Electric, Dishwasher, Dryer, Washer, Freezer, Microwave, Refrigerator
Cooling	Heat Pump
# of Stories	1
Basement	Walk out

Exterior

Exterior	Vinyl
Foundation	Poured Concrete

Listing Details

Listing Office Cape Breton Realty



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