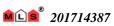
# 4381 WEST LAKE AINSLIE Road, West Lake





File# LAND REGIS

## \$234,000.00 CAD

660 FEET WATERFRONT on LAKE AINSLIE!! Home sits PRIVATELY forward on 4+ ACRES taking full advantage of of panoramic WATER VIEWS. Soak this up from the WIDE FRONT DECK or from the BACK PATIO enjoy the beautifully and meticulously groomed LANDSCAPED GROUNDS. S-designed gravel driveway, gardens, mature flowers and shrubs, walkways and a tended woodlot. ONE-LEVEL-LIVING featuring spacious comfortable family spaces and bedrooms. Welcome to the living room with its WETT Certified WOOD STOVE, PICTURE WINDOWS & CEILING BEAMS. The adjoining GALLEY STYLE kitchen (OH FANS) and dining area features PANTRY, PINE CUPBOARDS, WOOD BLOCK COUNTER.. 2 bedrooms & a full bath are off the living room & 3rd bedroom is set privately off the Foyer. Natural lighting throughout from large windows. 32 x 20 WORKSHOP + Baby Barn. BUILD A DOCK! SWIM! FISH!! Embrace LIFE AT THE LAKE all year round! Central CAPE BRETON location 25 minutes to World Class Golf @ CABOT CLIFFS/CABOT LINKS!.

### **Listing Agent**

Minerva Macinnis P: 902-295-7266 C: 902-295-7266 E: mmacinnis@remaxcapebreton.com





# **Directions**Watch for Civic 4381 @ South West Lake Ainslie Road.



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Minerva MacInnis 43887 Cabot Trail

#### RE/MAX Park Place Inc. Sydney Office 602 George Street Sydney, Nova Scotia B1P 1K9 P: (902) 295-7266

Interested parties are encouraged to seek independent verification of facts presented herein.

## **Property Highlights**

**Age ±:** 43

Lot Size: 4.2 ACRES

**Dimensions:** 34 X 28 + 31 X 17 +

DECKS

**Assessment:** \$187,300 (2017)

Style: Bungalow, Contemporary, 1 Level

**Bedrooms:** 3 **Bathrooms:** 1

Flooring: Carpet, Ceramic, Hardwood

Heating: Baseboard, Stove / Electric, Wood

Water: Drilled Well / Septi

**Parking:** Gravel, Parking Spaces(s), Single

Garage: Detached, 1.5, Wired, Other

#### Rooms

Bath 1: 9.2 x 7 (Main Floor) Bedroom: 15.5 x 13 (Main Floor) Bedroom: 14.6 x 12.3 (Main Floor) Bedroom: 12.9 x 11.6 (Main Floor) Dining Room: 12 x 11.3 (Main Floor)

Kitchen: 14.6 x 6 (Main Floor) Laundry: 17 x 7 (Entry) (Main Floor) Living Room: 20.3 x 20 (Main Floor)

OTHER: Decks (Main Floor)
OTHER: Baby Barn (Main Floor)

OTHER: Workshop/Garage (Main Floor)