



Leaman Murray
REAL ESTATE GROUP

KW SELECT REALTY
KELLERWILLIAMS.

730 Sunken Lake Road, Wolfville, NS





Welcome to 730 Sunken Lake Road on beautiful Sunken Lake, only minutes from Wolfville, Nova Scotia. Own your very own dock with this year-round cottage! One Bedroom, one Bathroom with just under 1,000 sq feet of space. This is a true getaway...

Enjoy the peace, tranquility and gorgeous views on this private lake. The cottage had an extension built in 2012, is on leased land, and gets it's water from the spring-fed lake, that is tested monthly (May - October). Delight in the relaxing sunroom, and feel the warmth from the wood stove in the cooler months. 3 1/2 cords of wood is stacked and ready for its new owner. Sellers have a large garage, gazebo and pontoon boat all negotiable in the deal.





Plenty to do in the community...--For the Golfer: Less than 15 min to KenWo Golf Club, which has a history dating back to the 1920's. --For the Swimmer/Beacher: Nearby many beaches such as Evangeline Beach and Avonport Beach or go for a 35 min drive to Blomidon Provincial Park which is a landmark in the Valley.

--For Entertainment: The Valley is known for its Wineries such as Lucketts Vineyard, Benjamin Bridge, Grand Pré, and many more all less than 20 min away. For those that aren't wine drinkers, take a 12 min drive down to the Gaspereau River where you can go tubing in the warmer months, or 27 mins to the Valley Drive-In Theatre... fun activities for the whole family.





Wolfville is a very desirable town in Annapolis Valley as it is home to Acadia University. This home is private but with just a short 15 min drive you will be in New Minas with a number of shopping and entertainment options. Escape the hustle-bustle of a busy life in this comfortable, quiet property!

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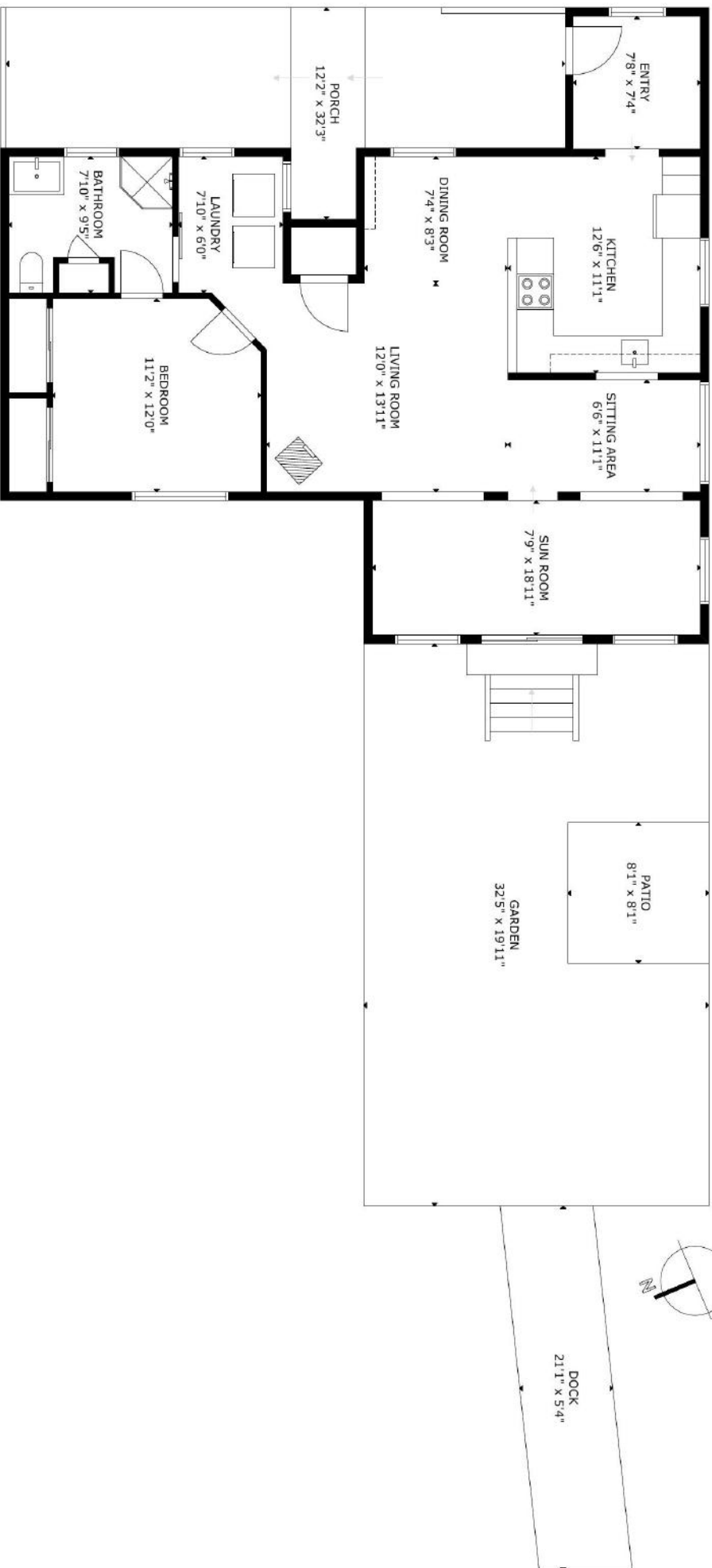


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730 Sunken Lake Road



GROSS INTERNAL AREA

TOTAL: 968 sq ft

FLOOR 1: 968 sq ft

EXCLUDED AREA: PORCH: 274 sq ft, PATIO: 66 sq ft

DOCK: 113 sq ft, GARDEN: 645 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



730 Sunken Lake Road

Wolfville, NS

HOODQ ADDRESS REPORT™

Leaman Murray Real Estate Group

902.292.7826

<http://www.LeamanMurray.ca>

SCHOOLS

With public schools near this home, your kids can thrive in the neighbourhood.



New Minas Elementary School

Grades PK to 5

34 Jones Rd

Horton High School

Grades 9 to 12

75 Greenwich Rd S

Evangeline Middle School

Grades 6 to 8

9387 Commercial St

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station and a hospital within 11.17km.



Valley Regional Hospital

150 Exhibition St

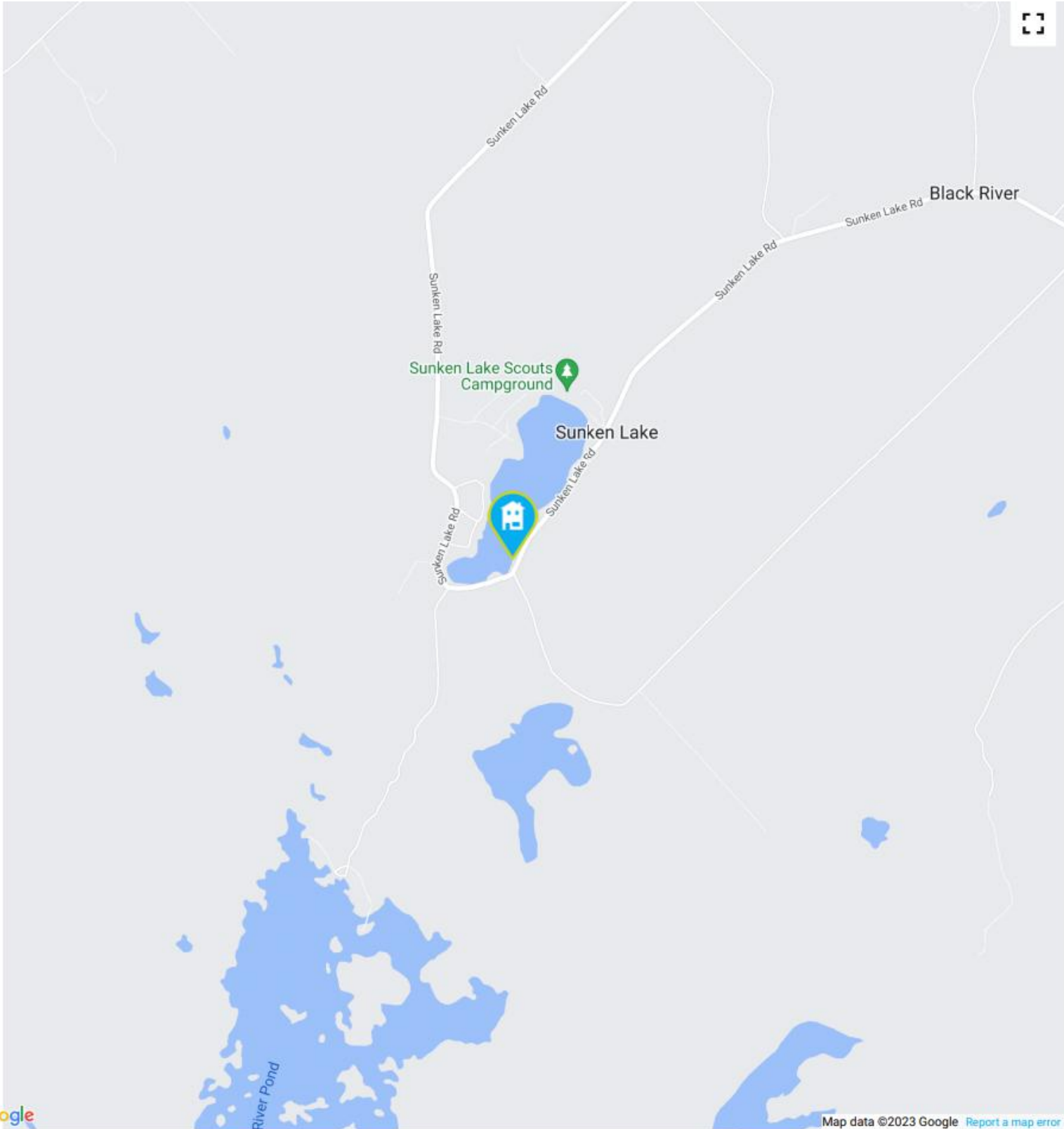


Police Station

18 Jones Rd

HoodQ

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Google

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Elementary Schools

Middle Schools

High Schools

Transit

Safety

Elementary Attendance Zone

Middle Attendance Zone

High Attendance Zone

Parks

HoodQ

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A B r i e f H i s t o r y o f W o l f v i l l e

In the Annapolis Valley, nestled between mountains, the highest tides in the world and bountiful agricultural lands, you will find the Town of Wolfville. Wolfville's charm comes from both Maritime-inspired architecture, and the friendly, outdoor-loving people of all ages and abilities who call our Town "home."

The downtown core is surrounded by breathtaking landscapes, including the picturesque Harbour, that connects us to the powerful Fundy tides. Trails and Parks connect to our Main Street, supporting four seasons of mindful wandering and outdoor adventure.

As the home of Acadia University, Wolfville is a proud town and gown community, where students live and learn through both hard work and good fun.

Nestled in the heart of Nova Scotia's wine country, our Town offers access to the best in locally crafted artisan food and beverage. Explore local flavours at the Wolfville Farmers' Market or spoil your tastebuds in any of our local eateries. In Wolfville, we celebrate culture with beautifully decorated public spaces, theatres, workshops, galleries, boutiques, cafés, restaurants, spiritual places, unspoilt landscapes, festivals, and fascinating craftspeople. Wolfville is situated in the Northwestern portion of Nova Scotia, along the shores of the Minas Basin which is part of the Bay of Fundy, home to the world's highest tides.



Your *Dreams* Are Within Reach



We are Rated the #1 Best Real Estate Agents in Halifax on Yelp.ca

Check out our Client Reviews on Facebook, Yelp & LeamanMurray.ca

(*information based on MLS and Leaman Murray Statistics 2018, and Yelp.ca 10 Best Realtors in Halifax, Feb 4, 2019.
Not intended to solicit people or properties currently under contract.