

Head Lake's Most Charming Year-Round Retreat

388 NORTH SHORE ROAD

WHERE THE WORK IS DONE AND THE LAKE IS WAITING

● \$939,000

 3 Bedrooms

 2 Bathrooms

 Queen Elizabeth Wildlands in your backyard

 Equal parts cottage magic and modern comfort with 1 acre to roam

 Waterfront postcard views over 160 ft of waterfront

“

From your spot on the shore, Head Lake stretches wide and still, glassy on calm mornings, rippling gently in the breeze in the afternoon. Summer brings sparkling blues and greens, autumn paints the water in golds and reds, and winter wraps the horizon in snow. Every season offers a view worth pausing for, from your first coffee to the last light fading off the dock.

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Where every modern touch enhances, rather
than replaces, the simple joys of life by the
lake.

Anchored in Rustic Charm, Revitalized for Contemporary Living

- **New Generac backup generator:** ready to keep the lights glowing and coffee brewing, even on stormy nights
- **Brand-new septic system:** modern reliability for worry-free lakeside living
- **Drilled Well with filtration:** Heated water line from well, filtration system by the Pump Shop
- **Air source heat pump:** efficient heating and cooling for four-season comfort added to kitchen, and 2 bedrooms. Additionally there is a propane wall furnace in the dining area
- **New wood stove:** that crackle-and-glow warmth for chilly evenings after a day on the water
- **Brand-new kitchen with generous storage:** sleek, functional, and perfect for lakeside feasts
- **New flooring throughout:** fresh underfoot, durable for sandy toes and cottage traffic
- **Spacious deck:** your stage for sunset dinners and loon calls at dusk
- **Spray-foamed crawl space:** keeps the cottage cozy in winter and cool in the summer heat
- **New roof (2021):** ready to shelter a lifetime of dock days and fireside nights



An open concept living space backdropped with a fabulous wood stove to take the chill off.





With three inviting bedrooms and two full baths, there's room for family, friends, and all the laughter that comes with lake life.





Lake views all year long!





Beautiful Head Lake
at Your Door Step!

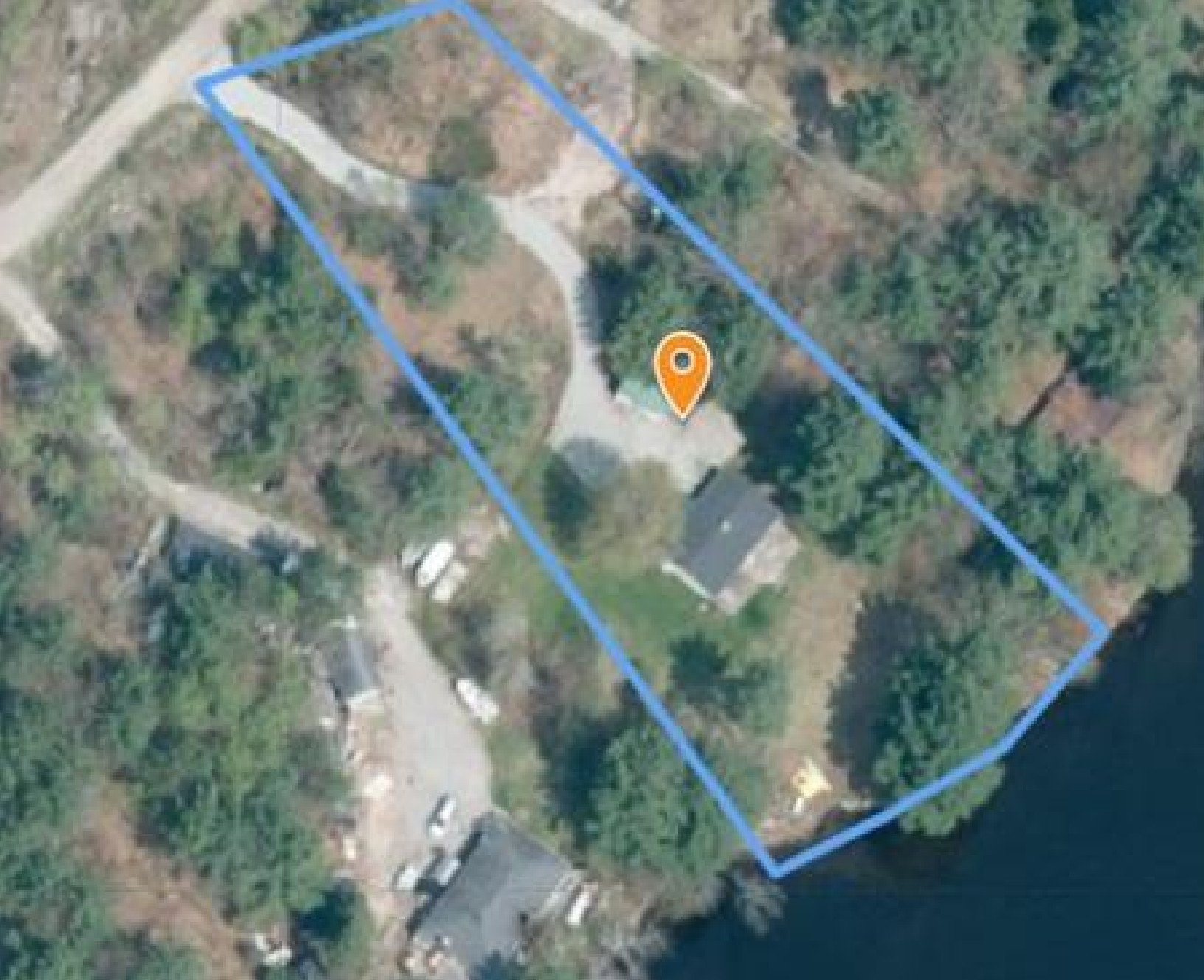


Inclusions

- **Fridge, Stove, Dishwasher**
- **Washer and Dryer**
- **Freezer in shed**
- **Aluminum dock (currently not in the water)**
- **Yellow swim dock**
- **Bunk Bed**
- **Patio Furniture and Canopy**

Exclusions

- **TV and Sound System**
- **Living room lamp and marble table**
- **Primary Bedroom Bed and purple chair**
- **Various dishes, cutlery, pots and pans**
- **Chairs and end tables in living room**
- **Guest Bedroom bed, dresser and end table.**



Planning And Property Web Map Zone Lookup

368 NORTH SHORE RD

Results: 2

Property Information

NOT FOR COMMERCIAL USE
NOT TO SURVEY GRADE

Location:

368 NORTH SHORE RD

Legal Description:

CON 1 FT LOT 17 PLAN 368 LOT 2

Legacy Township

DIGBY

Ward

Ward 1

GENERALIZED ZONING*

ZONE TYPE*

LSR(100%)

ZONE NAME*

Residential



Lot lines as per Geowarehouse and are approximate, may not be correct

388

PLAN AND FIELD NOTES
OF SUBDIVISION OF
PART OF
BROKEN LOT 17 CONCESSION 1
TOWNSHIP OF DIGBY
COUNTY OF VICTORIA
SCALE 1"=100'

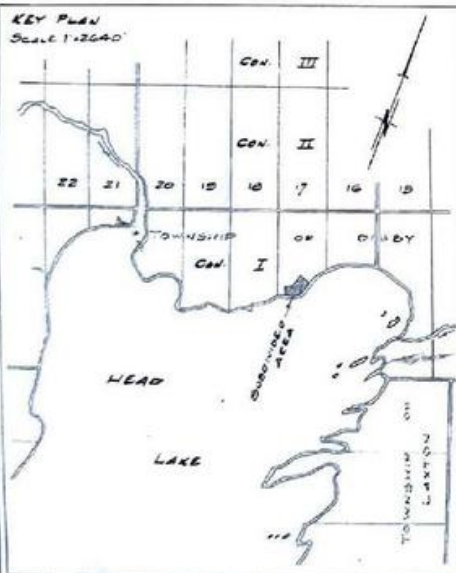
SURVEY POST DATA—IRON BARS ARE SHOWN TWO—
IRON BARS 1"XAS BEARING A CORN LAYER BEHIND
CAP UNLESS OTHERWISE SHOWN ARE PLANTED
AT THE EXTERIOR ANGLES OF THE SUBDIVISION

IRON BARS 1"X2" ARE PLANTED AT ALL LOT
CORNERS UNLESS OTHERWISE SHOWN
4"X3" CEDAR POSTS ARE PLANTED AT ALL LOT CORNERS
AND AT THE EXTERIOR ANGLES OF THE SUBDIVISION

ALL IRON BARS AND WOOD POSTS ARE MARKED WITH
THE LOT NUMBERS EXCEPT THE IRON BARS FOUND TO
DEFINE THE EASTERN LIMIT OF LOT 12 REG PLAN 258

NOTE
ECCENTRICITY OF LOT 1000 DER 000
DOLLAR BY ROAD
DURELINE ROCKY
TUBES & FAN PAPER, WHITE BROWN AND WIFE PINE
BEARING ARE DERIVED FROM THE EASTERN LIMIT
OF LOT 12 REG PLAN 258 WHICH HAS A
BEARING OF N30°00'W ASTROGNOMIC

Approved under Section 20 of
THE PLANNING ACT, 1955,
This 3rd day of June 1960



CONCESSION 11
ALLOWANCE FOR ROAD
CONCESSION

I CERTIFY THAT THE WITHIN INSTRUMENT
IS DULY ENTERED AND REGISTERED IN THE
REGISTRY OFFICE FOR THE REGISTRY DIVISION
OF THE COUNTY OF VICTORIA IN BOOK
ON THE TOWNSHIP OF THE COUNTY
AT 3:30 O'CLOCK P.M. OF THE
28 DAY OF JUNE
A.D. 1960 NUMBER 388



SURVEYOR'S CERTIFICATE

- I, J. B. Tepania, an Ontario Land Surveyor, CERTIFY THAT:
- WAS PRESENT AT AND DID PERSONALLY SUPERINTEND THE SURVEY REPRESENTED BY THIS PLAN
 - THIS PLAN ACCURATELY SHOWS THE MANNER IN WHICH THE LANDS (SHOWN IN RED) HAVE BEEN SURVEYED AND SUBDIVIDED BY ME
 - EVERY ANGLE OF THE EXTERIOR BOUNDARY OF THE PLAN IS DEFINED IN THE SURVEY THEREOF BY A MONUMENT AND A MONUMENT IS PLACED AT ONE ANGLE OF EACH STREET INTERSECTION SHOWN ON THE PLAN.
 - I HAVE INDICATED ON THE PLAN THE POSITION AND FORM OF EACH OF THE MONUMENTS
 - THE MONUMENTS CONFORM IN ALL RESPECTS TO REQUIREMENTS OF SECTION 55 OF THE SURVEYS ACT
 - THE SURVEY WAS MADE BY ME BETWEEN THE 31ST DAY OF AUGUST 1959 AND THE 8TH DAY OF SEPTEMBER 1959
 - THE SURVEY WAS BEEN ACCURATELY MADE IN ACCORDANCE WITH ALL THE PROVISIONS OF THE SURVEYS ACT AND THE REGISTRY ACT RELATING THERE TO.
- DATED AT MINDEN THE 1ST DAY OF FEBRUARY A.D. 1960

J. B. Tepania
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

LOTS 1 TO 5 INCLUDING WITHIN THE BOUNDARIES
EDGED IN RED HAVE BEEN Laid OUT IN
ACCORDANCE WITH MY INSTRUCTIONS

A. A. K. K. K.
DEPUTY MINISTER LANDS AND FORESTS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN AND
FIELD NOTES ARE CORRECT AND ARE
PREPARED FROM AN ACTUAL SURVEY
PERFORMED UNDER MY PERSONAL SUPERVISION
AND THAT I WAS IN MY OWN PEOPLE PERSON
PRESENT ON THE GROUND DURING THE
PROGRESS OF SUCH SURVEY

J. B. Tepania
ONTARIO LAND SURVEYOR