



**Price** \$499,000  
**Status** ACTIVE

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**MLS #** 201901279  
**PID #** 40791774 **PID #2** 41255209  
**PID #3** 00442962 **PID #4** 40791782

**Address** 757 Ostrea Lake Road  
**Community** Eastern Shore NS B0J 2L0  
**Legal Description**

**Lot Size** 71 acres  
**Waterfront** Yes  
**Water Frontage Type** Across Road, Ocean  
**Water Access/View** View: Bay, View: Harbour  
**Square Footage (MLA)** 1,648 /  
**Total Fin SqFt (TLA)** 1,648  
**Building Dimensions** 50 x 32  
**Zoning** MU **Title to Land** Freehold  
**Type** Single Family **Style** Detached  
**Bldg Style** Contemporary, 1 Level  
**Road** Public

**District** 35-Halifax County East  
**Sub-District** 35-A  
**Elementary**  
**Middle/Jr**  
**High**  
**Fr Imm**  
**Fr Imm Mid**  
**Fr Imm High**  
**Other**

**Closing Date**  
**Possession** 60 days  
**Price**

**Property Overview** This is a special property located on the Eastern Shore within 30 minutes to the City. All essential services are 5 minutes away in Musquodoboit Harbour. The property includes 71 acres with forest, field, old woods roads and saltwater ponds. It also includes a small property across the road with ocean frontage. The house was custom built for the present owner 19 years ago. It's an extremely comfortable 1,648 square foot bungalow on an insulated concrete slab foundation. Excellent systems. Beautiful views. Outbuildings include a 44 x 24 workshop/garage, wood storage structure 12 x 10, 10 x 8 garden shed, 6.8 x 8.6 greenhouse. Features include wood burning fireplace, ensuite bath, lots of windows, in-floor heating, gazebo, fantastic gardens and paved driveway. Ideal property for outdoor enthusiasts, nature lovers and hobby farming.

**EnerGuide Rating?**  
**EnerGuide Rating (GJ/Year)**  
**Date EnerGuide Obtained**  
**Property Size** 50 to 100 Acres  
**Land Features** Cleared, Partially Cleared, Partial Landscaped, Rolling, Sloping/Terraced  
**Water** Drilled Well, Well  
**Sewage** Septic  
**Utilities** Cable, Electricity, High Speed Internet, Telephone

**Heat/Cool** Fireplace, Hot Water, In Floor  
**Fuel Type** Electric, Wood  
**Flooring** Carpet, Ceramic, Hardwood  
**Appliances** Range - Electric, Dishwasher, Dryer, Washer, Refrigerator  
**Rental Equip.** None  
**Features** Air Exchanger, Alarm System, Ensuite Bath, Fireplace(s), Wood Fireplace

**Exterior** Wood Siding  
**Roof** Asphalt Shingle  
**Foundation** Concrete  
**Basement** None  
**Driveway/Pkg** Paved, Single  
**Garage** Detached, Wired  
**Structures** Greenhouse, Shed  
**Community Features** Recreation Center, School Bus Service, Shopping, Marina

**Inclusions** Washer, dryer, fridge, stove.  
**Exclusions**

**Directions to Property** Middle Musquodoboit Harbour along Eastern Shore, 5 minutes past hospital, turn right on Ostrea Lake Road.

**AG Bedrm** 3 **BG** 0 **# Bdrm** 3  
**F Baths** 2 **H Baths** 0 **T Baths** 2  
**Master On Main Floor?** Yes  
**Building Age** 20 **Yr Built** 1999 **Yr Built Unknown**

**Sign** No **HST (PEI)**  
**HST (NSAR)** Exempt from HST  
**Migrated** Yes **PDS** Yes  
**Rental Income**

**Garage** Yes  
**Details** Detached  
**Restr/Prot Covenants**

Floor	Room	Size
Main Floor	Living Room	12 x 23
Main Floor	Master Bedroom	12.2 x 15.10
Main Floor	Ensuite Bath 1	6.1 x 8.7
Main Floor	Bath 1	8.5 x 3.1 + 4.8 x 3.1
Main Floor	Bedroom	6.7 x 12.3 + 5.9 x 9.4
Main Floor	Storage	8.10 x 6.6 + 6.3 x 11.2
Main Floor	Mud Room	6.4 x 14.8

Floor	Room	Size
Main Floor	Den/Office	9 x 11.1
Main Floor	Dining Room	12.1 x 11.6
Main Floor	Bedroom	12.3 x 11.6
Main Floor	Kitchen	8.5 x 12.6
Main Floor	Utility	9 x 15.8
Main Floor	OTHER	Hall 38 x 3.4
Main Floor	Foyer	6 x 8.4

Floor	Room	Size

**Fee** **Condo Corp #**  
**Betterment Charges** **Fees** **Fees**  
**Listing Office** MBA Country Real Estate Brokers

**Compliments of Richard Matheson**  
**Email** country@glinx.com  
**Company Name** MBA Country Real Estate Brokers

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