

Halifax County East

172 Paces Lake Drive

\$783,000



Jennifer Gillis, FRI

Domus Listing Agent

jennifer@domus.ca

902-401-6326 (Office)

902-401-6326 (Cell)

Description

While this lifestyle pad may be envisioned as a place for short stays to get away&relax, you may find yourselves itching to spend every season here. The lake front Home was always going to be small [~1,760sqft] on slab, ICF construction, 2 bed|2 full baths. The diminutive structure of black metal siding roof sits low on the land, a 2 acre site of native trees and boulders. The artists who built designed in 2012 kept an eye on clean lines, consisting of an open concept main floor with high LR ceilings, creating a sense of space that belies the footprint. A Pergola extends the living space with an outdoor room; provision for a 2nd wood stove. Enjoy stunning panoramic

nature views of fresh water Innes Cove offering 150ft of private, deep water anchorage. The initial idea was that a second dwelling would eventually be built, just off the kitchen but the artist couple realized they had all the space they needed. The interior material palette is carefully considered, with local repurposed natural materials and pieces throughout. Polished concrete floors ensures low-maintenance longevity; in-floor heating. A wood stove provides heating in winter nights. Small spaces really makes you conscious of what you need and 3.0 cords of hardwood, splitstacked are incl! Many details were considered here such as built-in cabinets and a kitchen pantry. There's also a sleeping loft for younger bunk-bed guests. The 65 x 36ft on slab Outbuilding, a work-from-home area, a studio, or workshop: you decide! Roughed in for in-floor heat, could be compl as secondary suite with potential rental income. The drilled well yields exceptional water recovery with septic system designed for overall 3 Bedrms: expansion would be possible. Work-from-home stints: Bell Fibre OP 1.5GB!

Specifications

MLS [®] Number	202516877
Class	Residential
Type	Single Family
Bedrooms	2
Bathrooms (full/half)	2/0
Main Living Area	1,759 sq. ft.
Total Living Area	1,759 sq. ft.
Age	13 years old
Parking	Garage, Driveway
Garage	66x36 Triple Garage
Flooring	Concrete
Heating	Hot Water, In Floor, Radiant
Fuel Type	Electric, Wood
Water Source	Drilled Well

Room Sizes

Main Floor

Living Room	15'10 x 15'8
Kitchen	8'3 x 9'5
Bath 1	6'3 x 5'9
Dining Room	8'3 x 11'3
Laundry/Bath	10'11 x 11'2

2nd Level

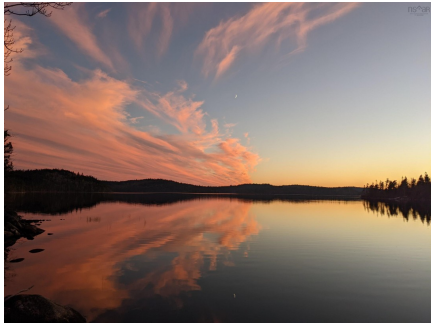
Primary Bedroom	12'8 x 11'10
Bedroom	8'4 x 9'8
Den/Office	6'9 x 6'6
Bath 2	8'3 x 8'8

Location



Photos







172 Paces Lake Dr, Head Of Chezzetcook, NS



Main Floor: Exterior Area 412.07 sq ft
Interior Area 829.08 sq ft



PROJ#452 2020-03



Notes: Figures are calculated from data that was collected by nsar. All measurements and floor areas are for informational purposes only and are subject to independent verification.

172 Paces Lake Dr, Head Of Chezzetcook, NS



2nd Floor: Exterior Area 194.13 sq ft
Interior Area 684.79 sq ft



PROJ#452 2020-03



Notes: Figures are calculated from data that was collected by nsar. All measurements and floor areas are for informational purposes only and are subject to independent verification.