

East Hants/Colchester West

## 33 Eastern Point Lane

\$789,000



### Jennifer Gillis, FRI

Domus Listing Agent

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## Description

Welcome to 33 Eastern Point Lane, your lakefront retreat in beautiful East Uniacke. Nestled on the serene shores of Long Lake and surrounded by nature, this home boasts of quality construction and impeccable craftsmanship. Custom built in 2017 using only the finest of materials, the home is perfectly positioned with lake views from almost every room. The main floor with its soaring ceiling offers a great room with wood stove and expansive windows which is open to the chefs kitchen featuring a top of the line Elmira range. There are also 2 bedrooms on the main level including the current primary with ensuite and walk-in closet. A second

bedroom, full bath and laundry complete the level. Located in the loft, there is an additional bedroom with walk-in closet and full bathroom plus a seating area with the perfect perch to enjoy your morning coffee or favourite book. It has also provided the perfect backdrop and lighting for the resident artist. The lower level connects to the built in 3 door garage and also features a walk out to the back yard. The perfect space for storing outdoor recreational items, and recently functioned as a home gym. The options for this space are endless and it could be easily reimagined as a recreation room or guest space. Enjoy evenings on the wraparound deck with views to the lake, or sit around the cozy fire pit. A short stroll leads you to the lake's edge and included dock and warf. Spend your summers swimming and paddling on pristine Long Lake. The property is a bareland condominium with a minimal annual condo fee of \$684 which includes a boat launch, road maintenance, common areas including walking trails and yearly septic inspection with pumping as required. For additional information, please visit the community webpage: [meekarmcove.ca](http://meekarmcove.ca).

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## Specifications

MLS <sup>®</sup> Number	202523576
Class	Residential
Type	Condominium
Bedrooms	3
Bathrooms (full/half)	3/0
Main Living Area	1,955 sq. ft.
Total Living Area	2,678 sq. ft.
Lot Size	0.5 to 0.99 Acres
Age	8 years old
Monthly Condo Fee	\$57
Parking	large driveway leading to garage with ample parking space
Garage	1 large garage with 3 doors big enough to fit 2 cars and a tractor

Flooring	Concrete,Hardwood
Heating	Baseboard,Furnace,Heat Pump -Ductless,Hot Water,Stove,Ductless Cooling
Fuel Type	Electric,Propane,Wood
Water Source	Drilled Well
Sewage Disposal	Septic

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## Room Sizes

### Main Floor

Ensuite Bath 1	10'7"x10'1"
Bath 1	8'7"x9'6"
Bedroom	13'1"x9'9"
Bedroom	12'9"x13'10"
Dining Room	14'3"x13'7"
Kitchen	14'3"x12'2"
Living Room	14'7"x20'8"

### 2nd Level

Ensuite Bath 2	6'1"x8'9"
OTHER	26'5"x11'2"
Primary Bedroom	14'11"x13'6"

### Lower Level

Rec Room	28'1"x24'8"
Utility	14'1"x9'10"

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# Income Information

Rental Income

Potential

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# Location





# Photos









