

Annapolis County

# 110 East Lake Road

\$350,000



**Scott Grant**

Domus Listing Agent

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## Description

Charming waterfront A-frame located on a private treed lot with direct waterfront access and breathtaking views. Perfectly suited as a personal retreat and/or a short-term rental with a proven revenue stream. Thoughtfully renovated and winterized (2021), making it an ideal getaway, no matter the time of year. Soak in the hot tub and relax in the colder months or enjoy cross-country skiing through the snow-covered landscape. When warmer months arrive, take advantage of peaceful East Lake and explore the beauty of each season. The property offers the privacy of a serene sanctuary while being just a short drive from nearby amenities.

Some recent updates include a metal roof, propane heaters, heat pumps, decks, electrical, aesthetic and more. The main level features a spacious bedroom, functional kitchen with butcher block counters. The bright open concept living and dining area features a cozy wood burning stove and heat pump ensuring year-round climate control. Off the dining room is access to the renovated back deck with hot tub and walkway to the East Lake. Upstairs you will find a versatile flex space used as a secondary living area and third bedroom and the primary bedroom with upstairs heat pump. Included in sale is an additional vacant waterfront lot which can be developed or sold. Whether you're seeking a seasonal retreat or a year-round investment property, this cottage provides the best of both worlds.

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## Specifications

MLS <sup>®</sup> Number	202606933
Class	Residential
Type	Cottage / Rec. Properties
Bedrooms	2
Bathrooms (full/half)	1/0
Main Living Area	840 sq. ft.
Total Living Area	840 sq. ft.
Age	43 years old
Flooring	Hardwood,Laminate,Vinyl
Heating	Fireplace,Forced Air,Heat Pump -Ductless
Fuel Type	Electric,Propane,Wood
Water Source	Drilled Well
Sewage Disposal	Holding Tank

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## Room Sizes

## Main Floor

Bedroom	9'2"X11'4"
Bath 1	-5'radius
Kitchen	8'8
Living Room	11'2 x 9'3
Dining Room	8' x 9'3

## 2nd Level

Family Room	15'4 x 9'7
Bedroom	11'3 x 9'3

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## Location



# Photos



