

## *45 Fox Point Lane Lawrencetown*



*A great opportunity by waters edge.*

*\$179,000.00 CAD*

### THE FOX AND THE HARE COTTAGE

Looking for something unique? This cottage has a double garage with and open concept living on the 2nd level. The main level has 728 sq ft finished space with a 3 piece bath. The bath has shower, sink with hot and cold water and a chemical toilet. The 2nd level has 504 sq ft open concept.

This unique cottage is on over  $\frac{1}{2}$  acre with 170 feet of water frontage in one of the most desirable areas, 5 minute walk to Conrad Beach, 5 minute drive to Lawrencetown beach, Rails to Trails and 20 minutes to downtown Dartmouth. This property could easily become a 1232 sq ft home with minimum renovations.

The present set up can work for the weekend or summer getaway with water supply coming from a large cistern. There is a chemical toilet already in place. The lot has been approved for septic and well if you decide to install in the future.

Enjoy the gentle water frontage with your canoe, kayak or motor boat and go for a swim on the warm summer days and watch the sunsets. This can be your dream!

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## Listing Agent

**Leila Kovacevic** P: 902-497-0929 C: 902-497-0929 E: leila@harboursiderealty.com



## Directions

Hwy 207 from Dartmouth towards Lawrencetown beach. Look for Conrad Road turn right to Foxpoint Rd to the end.



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## Offices in Bedford and Lunenburg, NS

**Bedford**  
222 Waterfront Drive  
Bedford, Nova Scotia B4A 0H3  
P: 902-452-0842

Interested parties are encouraged to seek independent verification of facts presented herein.

## Property Highlights

**Waterfront:** Yes

**Age ±:** 9 years old

**Lot Size:** .6 acre

**Dimensions:** 26x28

**Zoning:** General

**Assessment:** 109900.00

**Taxes:** 1000.00

**Style:** Garage with apartment

**Bedrooms:** 0

**Bathrooms:** 1

**Flooring:** cement and wood

**Heating:** Electric water and wood stove

**Water:** cistern

**Sewer:** chemical toilet

**Parking:** yes

**Garage:** Yes

**Services:** Electric, phone and internet

