



619 Lakecrest Drive Armstrong Lake Nova Scotia

\$649,900

This one-of-a-kind, income-producing lakefront property offers incredible privacy, 1.4 level acres, and over 260 feet of waterfront on beautiful Armstrong Lake. A paddler's paradise with a clean sandy beach, stunning lake views, and access to miles of trails for hiking, biking, ATVing, snowmobiling, and snowshoeing, this is a truly special four-season retreat. The extensively renovated 3-bedroom cottage offers approximately 1,000 sq. ft. of comfortable living space with an open-concept layout, vaulted ceilings, exposed beams, river-rock-backed wood stove, heat pump with AC, and new LVP flooring throughout. The beautifully renovated kitchen features quartzite countertops, subway tile backsplash, eat-at island, and easy access to the full-length deck. The primary bedroom enjoys sliding-door access overlooking the lake and hot tub, while the themed bedrooms offer unique character and thoughtful storage. The property is designed for outdoor enjoyment with a 6-person hot tub, outdoor shower, fire pit area, Mediterranean-inspired patio, screened-in dining gazebo, 50-foot Trex dock, boathouse, landscaped gardens, raised beds, a detached garage converted into a games/rec room, and plenty of parking. Additional improvements include a new septic field, good well, UV water treatment, two hot water tanks, HVAC, Bell fibre-optic internet, Kohler generator with three propane tanks, and multiple upgraded outbuildings. Currently set up as a turnkey vacation rental opportunity, the property sleeps six and includes a 20-foot trailer that sleeps 4, extensive indoor and outdoor furnishings, kitchenware, linens, firewood, four mountain bikes, four kayaks, a canoe, SUP, paddles, PFDs, games, and outdoor equipment. A professional rental website with aerial photography is ready for bookings at \$2,100 per week. With the work, infrastructure, and investment already in place, this is a rare ...

Foyer 11.1 x 9.7

Kitchen 9.1 x 12.9

Living room 15.4 x 12.8

Dining room 11.0 x 11.0

Bedroom 11.3 x 9.7

2pc Bathroom 5.8 x 2.9

3pc Bathroom 7.2 x 7.7

Bedroom 11.3 x 9.7

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Bedroom 11.6 x 11.11

Laundry room 4.4 x 3.0