

# 81 Crooked Lane, Camperdown



MLS® 202517286

## Head Straight to Crooked Lake!

**\$349,000**

It's Summertime...shouldn't you and the family be out at the Lake? Here's your chance to get that idyllic summer cottage on a beautiful spring fed lake, just 10 mins outside of Bridgewater, and a little more than an hour from HRM. Crooked Lake is not over developed so still offers that sought-after peaceful natural setting. This delightful property consists of two parcels and ~200 feet of shore frontage located on a small peninsula of land that projects into the lake. Both lots are nicely treed to ensure your privacy in nature. Majestic pines provide shade and relief from the hot summer sun, and the crystal-clear waters are perfect for a host of summertime fun on the lake, be it paddling, fishing, or swimming off your own dock. The tidy 3-season cottage with 3 Bedrooms and full bath was renovated in recent years with a new kitchen and a sunroom addition. The generous dining and living rooms are comfortable spaces, but you'll likely spend most of your time in the sunroom addition, or out on the expansive deck enjoying the dappled light and pretty view of the lake. After a day of fun on the water, fire up the BBQ and finish your day with the splendour of sunset over the lake. This is where summertime family memories are made!



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### Property Highlights

**Age ±:** c. 1973

**Lot Size:** 31,215 sq ft (.72 acres)

**Style:** cottage/camp

**Floor Space:** 887 sq ft

**Bedrooms:** 3

**Bathrooms:** 1

**Flooring:** laminate, vinyl, carpet

**Heating:** woodstove

**Water:** lake

**Sewer:** septic

**Parking:** natural surface driveway

**Services:** electricity, phone, cable,  
BellAliant Fibre high-speed internet

**Features:** approx. 200 feet direct lake  
frontage, dock, large deck

**Outbuildings:** shed (6.6 x 6)

### Rooms

Living Room: 15.9 x 9.10 (Main)

Dining Room: 15.1 x 12.9 less jog (Main)

Kitchen: 9.1 x 7.11 (Main)

Sun Room: 11.4 x 9.8 (Main)

Master Bedroom: 9.11 x 9.6 (Main)

Bedroom: 9.6 x 8 (Main)

Bedroom: 9.6 x 8 (Main)

Bath (3-pc): 6.3 x 5.7 (Main)

### Directions

Take Highway 103: Just south of Bridgewater, drive 1.25km PAST Exit 14 and watch for the turnoff for the Camperdown Road on your right. Follow the Camperdown Road for 5km and turn left onto Camperdown School Road. Drive another 1.7km and turn left onto Crooked Lane. Continue 350 meters to driveway for civic #81 on your left. Look for the Red Door Realty sign!

### Listing Agents

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