



MLS Client View - RESIDENTIAL

MLS #	201704989	Number of Bedrooms	3
PID #	60188646	Master On Main Floor?	
Additional PID		Full Baths	2
Type	Single Family	Half Baths	0
Listing Status	ACTIVE	Building Age	130
Listing Price	\$375,000	Year Built Unknown	
Selling Price		Total Fin SqFt (TLA)	2,176
Address	513 Lower LaHave Road	Square Footage (MLA)	2,176
Address 2		Building Dimensions	32.6 x 28.7 + 24.6 x 12.3 + 19.10 x 12.8
Community	Riverport	Lot Size	26,005 sq ft (.6 acres)
District	405-Lunenburg County		
Sub-District	B3		
Style	Detached		

Directions to Property

Drive through Riverport, passing the post office and community center, and continue on Lower LaHave Road towards Oxner's Beach. Civic #513 faces you as you cross the bridge. Realty sign posted.

Closing Date

General Property Information:

Prop Knwn As/Bdy of Water		Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM
Water Frontage Meas		Middle/Jr School	Bluenose Academy	Living Room	Main Floor	15.4 x 14.6
Water Frontage Units		High School	Park View Education Centre	Dining Room	Main Floor	16.4 x 9
Zoning	NA	Fr Imm Elementary School	Centre scolaire de la Rive Sud (P-12)	Den/Office	Main Floor	13.2 x 10.6
Inclusions	fridge, stove, dishwasher, microwave, kitchen island, washer & dryer	Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	18.1 x 11
Exclusions	Curtains in Living Room and Dining Room, Shelf over bed in Master	Fr Imm High School	Centre scolaire de la Rive Sud	Sun Room	Main Floor	23.2 x 11.4
Association Fees		Other	South Shore Waldorf School & Kindergarten	Laundry	Main Floor	12.1 x 10
Condo Corp #		Garage Details		Bath 1	Main Floor	8.3 x 5.10 (3-pc)
Monthly Condo Fee		Parking Details	double interlocking brick driveway	OTHER	Main Floor	6.10 x 5.7 (Sauna)
Condo Fee Includes		Rental Income		Master Bedroom	2nd Level	13.1 x 10.2
		Mini/Mobile CSA/ABS#		OTHER	2nd Level	14.2 x 8.9 (Dressing)
		Mini/Mobile Serial #		OTHER	2nd Level	9.6 x 5 (Dormer Sitting)
		Mobile/Leased Land Fees		Bath 2	2nd Level	8.4 x 7.10 (4-pc)
				Bedroom	2nd Level	11.4 x 10.10
				BEDRM	2nd Level	11.6 x 11

Property Overview

Follow a peaceful country road towards little known Oxner's Beach and you'll discover this delightfully renovated character home perfectly situated in its rural setting. This immaculately maintained century home has been completely renewed from its foundation up. All systems are updated, from its poured concrete basement to the newly shingled roof. Insulated with newer windows, updated electrical, and a cozy woodstove, this is an old house with the comfort and energy efficiency of new construction. A newly renovated Charles Lantz kitchen is open to the living and dining rooms and creates a nice flow for modern living. The 'West Wing' sunroom addition has in floor heat, skylights and a wall of windows to bring the outdoors in, plus a pair of French doors providing access to a large back deck where you can enjoy the dappled shade of an ancient apple tree, or step down onto the stone patio and breathe in the aroma of fresh herbs and wild roses. A large back ell features a handy mudroom with laundry and generous built in storage, plus a full bath with custom sauna. Upstairs, the master suite encompasses the entire front half of the 2nd floor and is comprised of 3 interesting spaces; sleeping quarters, a large dressing/sitting room, and a dormer reading nook that offers the perfect vantage point to keep watch over the little bridge and the occasional car on its way to the quiet beach at the end of the road. A bookshelf lined office/study doubles as guestroom when the Murphy-bed folds down from its built-in closet. Another guestroom and a newly renovated main bath complete the upper level. Outside, the gently sloped grounds are

Property Features

BUILDING STYLE	1.5 Storey, Cape Cod	DRIVEWAY/PARKING STRUCTURES	Brick, Double, Interlocking Deck, Patio, Shed
PROPERTY SIZE	0.5 to 0.99 Acres	FEATURES	Central Vacuum, HRV (Heat Rcvry Ventln), Wood Stove(s), See Remarks
BASEMENT	Full, Undeveloped, Walkout	APPLIANCES INCLUDED	Central Vacuum, Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator
FOUNDATION	Concrete	RENTAL EQUIPMENT	None
EXTERIOR FINISH	Wood Siding	WATER ACCESS/VIEW	View: Bay, View: Ocean
ROOF	Asphalt Shingle	LAND FEATURES	Cleared, Landscaped, Level, Year Round Road
FLOORING	Ceramic, Porcelain, Softwood		
HEATING/COOLING TYPE	Baseboard, Forced Air, Furnace, In Floor, Stove		
FUEL TYPE	Electric, Oil, Wood		
WATER SOURCE	Drilled Well		
SEWAGE DISPOSAL	Septic		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		



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RED DOOR REALTY - 16940



List Office

RED DOOR REALTY - 16940

MLS # 201704989
List Price \$375,000
Status: ACT
Class: RE

Address 513 Lower LaHave Road
Community RIVERPORT
Province NS
Postal Code B0J 2W0

Listing Office:
RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.



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