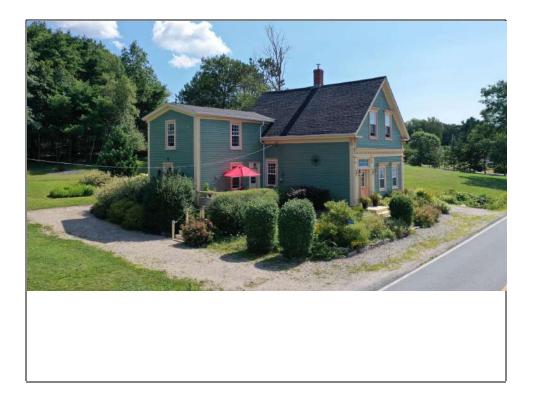
5574 Highway 332 Middle Lahave \$574,000







Cynthia Dial
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List Office: Red Door Realty(Lunenburg)



MLS Client View - RESIDENTIAL

MLS# 202403022 Number of Bedrooms 3 PID# 60240686 **Primary On Main Additional PID?** No Floor?

Total Lot Size SqFt 19786.00 **Full Baths** 1 Type Single Family **Half Baths** 1 **Listing Status ACTIVE Building Age** 173 Listing Price Year Built Unknown \$574,000

Selling Price Total Fin SqFt (TLA) 2,266 **Address** 5574 Highway 332 Square Footage (MLA) 2,266

32.6 x 24.8 + Middle Lahave NS **Building Dimensions** B4V 3E2 20.6 x 16.7

Detached Lot Size

New Construction Y/N No Garage No Waterfront Nο

Directions to Property

On the Lahave River, Highway 332 (Lighthouse Route) between Ferry Rd and Grimm Rd. Realty sign posted.

Closing Date General Property Information:

Water Frontage

Meas Water Frontage Units

Virt Tour URL

Inclusions fridge, stove, dishwasher, washer & dryer, 3 electric

fireplaces (dining room, primary & yellow BRs), black

Add'I Virt Tour 1 URL

Condo Info

Elementary School Middle/Jr School **High School**

Style

Fr Imm Middle/Jr School

Fr Imm High School Other

Garage Details Parking Details Rental Income

Bluenose Academy Bluenose Academy Park View Education Centre

Fr Imm Elementary School Bluenose Academy (Pr -Grade 9)

Bluenose Academy (Pr -Grade 9)

South Shore Waldorf two gravel driveways

Mobile/Mini Info

ROOM TYPE LEVEL Living Room Main Floor Dining Room Main Floor Kitchen Main Floor Den/Office **Main Floor** Fover **Main Floor** Laundry/Bath **Main Floor OTHER** 2nd Level Primary Bedroom2nd Level **OTHER** 2nd Level

Bedroom 2nd Level Bedroom 2nd Level OTHER 2nd Level 2nd Level Bath 2

16.3 x 13.4 16.3 x 13.4 19.3 x 15.3 11.1 x 9.5 15.2 x 6.6 9.5 x 6.2 (2-pc) Landing/Sitting Rm:16.4 x 10.8 15.3 x 13.3 Walkin Closet: 15.3 x 5.7 12.3 x 11.3 plus jog

ROOM DIMENSIONS

11.2 x 10.8 plus jog Studio: 12 x 8.4 plus

 $6.8 \times 5.8 + 6 \times 5.6$ (4 -pc)

Property Overview

A RIVER HOUSE WITH SYTLE! -- Tired of that same old 'greige' you see in every home these days? Then you'll be inspired by this very stylish home which looks straight from the pages of a designer magazine. Fresh & cheery colours coupled with heritage details create a sophisticated yet inviting atmosphere with pleasant surprises around every corner. There's nothing cookie-cutter about this one! The interior tells a story of height and light. You'll love how sunshine reflects off the sparkling blue waters out your windows and illuminates a living space featuring wonderfully large & interesting principal rooms. You'll also be impressed by the ceiling height overhead, and the beautifully refinished original wood floors underfoot. Upstairs, a spacious primary bedroom with windows on 3 sides features a clever walk-thru closet behind the headboard wall. 2 more bedrooms at the front of the house enjoy ever changing river views, and the cozy upper landing is the perfect place to relax with a great book. A handy studio/office room and a stylish 4-piece bath complete the upper quarters. Outside, 3 distinct sitting areas on 3 different sides of the house allow you to chase the sunlight from dawn til dusk: step out of the kitchen for your morning coffee on the back deck; bask in the afternoon sun and watch the boats go by from the side deck; and enjoy sunsets over the river while dining al fresco on the front deck. The quiet & private back yard includes a fire-pit area at the back & a charming wired garden shed for all your yard & garden tools. If you've got an artist's eye, none of these details will have escaped you while browsing the photos, and you will have also noticed

EnerGuide Rating (GJ/Year) **Energuide Info:** EnerGuide Rating? Date EnerGuide Obtained

Property Features

BUILDING STYLE 2 Storey PROPERTY SIZE Under 0.5 Acres

BASEMENT Crawl Space, Partial, Undeveloped, Walkout

FOUNDATION Poured Concrete, Stone **EXTERIOR FINISH** Wood Siding

ROOF Asphalt Shingle

FLOORING Ceramic, Hardwood, Laminate, Softwood, Tile, Vinyl **HEATING/COOLING TYPE** Baseboard, Fireplace, Forced Air, Furnace, Stove

FUEL TYPE Electric, Oil, Propane WATER SOURCE Drilled Well

SEWAGE DISPOSAL Septic

Cable, Electricity, High Speed Internet, Telephone UTILITIES

DRIVEWAY/PARKING Gravel, Multiple Driveways

STRUCTURES Deck, Shed

FEATURES Gas Stove(s), Electric Fireplace

APPLIANCES INCLUDED Range - Gas, Dishwasher, Dryer, Washer, Refrigerator

RENTAL EQUIPMENT **PRPTK** WATER ACCESS/VIEW View: River

LAND FEATURES Landscaped, Year Round Road

COMPLIMENTS OF: Cvnthia Dial

> Main: 902-298-0332 cindv@reddoorrealtv.ca Red Door Realty(Lunenburg)

Listing Office Red Door Realty(Lunenburg)

 MLS #
 202403022
 Address
 5574 Highway 332

 List Price
 \$574,000
 Community
 MIDDLELAH

 Status:
 ACT
 Province
 NS

 Class:
 RE
 Postal Code
 B4V 3E2

<u>Listing Office:</u> Red Door Realty(Lunenburg)

























Data provided by the Nova Scotia Association of REALTORS®.

MLS # 202403022

Address 5574 Highway 332

























All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

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