



Price: <b>\$679,900</b>	MLS® #: <b>60360013</b>
Status: <b>Active</b>	
Legal Descr.:	
Address: <b>392 GREEN BAY RD</b>	
City: <b>GREEN BAY, B4V 6N8</b>	
Prop known as: <b>GREEN BAY BEACH</b>	
Side of Road:	District: <b>SS DILUN</b>
Lot Size: <b>1.75 ACRES</b>	Sub-Dist: <b>C2</b>
Shore Frontage: <b>350.00</b>	Zoning: <b>RESIDENT</b>
Sq. Footage (MLA): <b>2,500</b>	Sec. School: <b>PARK VIEW EDU CENTRE</b>
Total Fin SqFt.(TLA): <b>2,900</b>	Elem Schl: <b>PETITE RIVIERE ELEM</b>
Building Dimensions: <b>54.5' X 31'</b>	
Possession: <b>NEGOTIABLE</b>	

**Overview** Escape to charming Green Bay! A stylish beach house cradled by manicured lawns w/ 350 ft of private sandy beachfront. 4 generous bedrooms including master w/ oceanviews, pair of walk-in closets & ensuite 1/2 bath. Another 2 full plus 1/4 bath. Vaulted ceilings & 15 skylights infuse the interior living space with natural light and a large gathering room with fireplace features a bank of South-East facing windows to take in spectacular sunrises over the Atlantic. A gracious front verandah spans the width of the house. Eat-in kitchen, expansive back deck, cozy den, sunroom, plus lower level rec room big enough for a game of pool. Double garage with studio loft & oceanview balcony, plus plenty of room for all your beach toys! Discover what locals have known for generations...pretty & secluded Green Bay is an absolute paradise for beachcombers, birdwatchers, walkers, swimmers & sunbathers. Just 30 minutes to Bridgewater, 1.5 hours to Halifax.

**Directions** FROM HALIFAX: Take Highway 103 to Exit 15 (Broad Cove) and follow Italy Cross Rd/Petite Riviere Rd to Petite Riviere. At the General Store look for and follow sign to Green Bay. SCENIC RIVER ROUTE: From Bridgewater, follow Route 331 along the river towards Lahave. Go past Crescent and Risser's Beaches. Just after the Petite Riviere Bridge, turn left and follow sign to Green Bay

Type: <b>Single Family</b>	Heating: <b>Electric, Wood, Forced Air, Furnace</b>	Exterior: <b>Shingles, Wood</b>
Style: <b>Contemporary, Detached</b>	Garage Type: <b>Detached, Double, Heated</b>	Driveway: <b>Paved</b>
Title to Land: <b>Freehold</b>	Water: <b>Drilled Well</b>	Foundation: <b>Concrete, Partially Developed, Full, Walkout</b>
Property Size: <b>1.0 -2.99 Acres</b>	Sewer: <b>Septic</b>	Features: <b>Deck/Patio, Central Vacuum, Intercom, Fireplace(s), Satellite Dish, See Remarks</b>
Land Features: <b>Cleared, Level, Landscaped, Waterfront</b>	Services: <b>Electricity, Telephone, Cable, High Speed Internet</b>	Roof: <b>Asphalt Shingle</b>
Access/View: <b>Access: Ocean Front, Access: Year Round Road, View: Ocean</b>	Rental Equipm.: <b>None</b>	Flooring: <b>Carpet, Hardwood, Ceramic/Porcelain, Marble</b>

**Inclusions** \*\*\*Includes waterfront parcel PID - 60645041\*\*\* APPLIANCES: Cook-top & Wall Oven, Fridge, Dishwasher, Washer & Dryer  
**Exclusions**

Bedrooms: <b>4</b>	Sign: <b>Yes</b>	HST: <b>NO</b>	Garage: <b>Yes</b>	Gar.Details: <b>HEATED DOUBLE DETACHED, 2 STOREY (25.5' X 36.5')</b>
Bathrooms: <b>2 \ 2</b>	Lockbox: <b>Yes</b>	PCDS: <b>Yes</b>		
Rental Income: <b>POTENTIAL</b>	Road: <b>Public</b>	Matrim.:		
Building Age: <b>28</b>	CSA #: <b>0</b>	Serial #: <b>0</b>	Water Access: <b>Yes</b>	Water: <b>OCEAN</b>
	Migrated: <b>Yes</b>			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	31 X 20	2ND FLOOR	OTHER	WALK-IN 5.5 X 15
MAIN FLOOR	KITCHEN	27 X 9.5	2ND FLOOR	ENSUITE BATH (# pieces 1-6)	5.5 X 5.5
MAIN FLOOR	OTHER	SUN ROOM 13 X 9.5	2ND FLOOR	BATH (# pieces 1-6)	10 X 9
MAIN FLOOR	DEN/OFFICE	15.5 X 12	2ND FLOOR	BEDROOM	19.5 X 12.5
MAIN FLOOR	BEDROOM	13.5 X 10	LOWER LEVEL	MASTER BEDROOM	21 X 13.5
MAIN FLOOR	BATH (# pieces 1-6)	5 X 8	LOWER LEVEL	REC ROOM	21 X 15.5
2ND FLOOR	MASTER BEDROOM	21 X 13.5	LOWER LEVEL	UTILITY	27.5 X 19

Listing Office: **COASTAL WINDS REALTY LTD. - 14238** :



Compliments of: **CYNTHIA DIAL: 902-298-0332**  
 E-mail: [info@OceanHomesNovaScotia.com](mailto:info@OceanHomesNovaScotia.com)  
 Website: <http://OceanHomesNovaScotia.com>  
 Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**



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