



Price:	\$242,500	MLS® #:	60038783
Status:	Active		
Legal Descr.: PINECREST SUBDIVISION			
Address: 140 SMITH AVE			
City: BRIDGEWATER, B4V 3B1			
Side of Road:		District:	SS DILUN
Lot Size:	12,375 SQ FT	Sub-Dist:	C1
Water frontage:		Zoning:	RES
Sq. Footage (MLA):	1,240	Sec. School:	BRIDGEWATER HIGH
Total Fin SqFt.(TLA):	2,480	Elem Schl:	BRIDGEWATER ELEM.
Building Dimensions:	47.3 X 26.3		
Possession:	NEGOTIABLE		

Overview Completely renovated & updated from "top-to-bottom"...literally! – from the new roof to the beautifully finished basement. Chic but comfortable interior with great flow for modern living & entertaining. Open concept main living area with stylish Kitchen adjoining Dining area with French doors to large back deck. Fireplace with new energy-efficient wood stove & liner, hardwood & ceramic floors, new windows, all new plumbing, upgraded electrical, and great interior lighting. Three main floor bedrooms with generous double-door closets & a bright main bath. Downstairs, there's plenty of room for the whole family with a large Rec Room, Den area, Office space, Laundry, even a potential 4th bedroom & full bath! Spacious corner lot w/ a private fully-fenced back yard...Ideal for the four-legged family member(s). New cedar sided outbuilding, paved drive with handy carport. Located in a quiet neighbourhood near Woodland Gardens Park & the swimming pool. Come for a look...you will LOVE this house!!!

Directions From King Street follow Jubilee Rd up the hill past Desbrisay Museum and the Swimming Pool then turn left onto Duke St, then right onto Dublin Ave. Drive one block then turn right onto Regent St and go two blocks to Smith Ave – property on the corner of Smith and Regent. Realty Sign Posted.

Type:	Single Family	Heating:	Electric, Wood, Baseboard	Exterior:	Aluminum
Style:	Bungalow, Detached	Garage Type:	Carport	Driveway:	Paved
Title to Land:	Freehold	Water:	Municipal	Foundation:	Concrete, Full, Fully Developed
Property Size:	Under 0.5 Acres	Sewer:	Municipal	Features:	Deck/Patio, Fireplace(s), See Remarks
Land Features:	Cleared, Level, Landscaped	Services:	Electricity, Telephone, Cable, High Speed Internet	Roof:	Asphalt Shingle
Water Access/View:	Access: Year Round Road	Rental Equipm.:	None	Flooring:	Hardwood, Ceramic/Porcelain, Laminate
Water Frontage:					

Inclusions Fridge, Stove, Dishwasher, Washer & Dryer, Custom Blinds & Window Treatments, Remaining Firewood

Exclusions


Bedrooms:	3+1	Sign:	Yes	HST:	NO	Garage:	No	Gar.Details:	PAVED DRIVE WITH CARPORT
Bathrooms:	2 \	Lockbox:	Yes	PCDS:	Yes				
Rental Income:		Road:	Public	Matrim.:		Waterfront:	No	Water:	
Building Age:	40	CSA #:	0	Serial #:	0			Building Colour:	WHITE
		Migrated:	Yes						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	19.5 X 12.7	MAIN FLOOR	BATH (# pieces 1-6)	9.10 X 5 + JOG
MAIN FLOOR	KITCHEN	12.4 X 9.5	LOWER LEVEL	REC ROOM	22.4 X 10.5
MAIN FLOOR	DINING ROOM	12 X 9.4	LOWER LEVEL	DEN/OFFICE	13.2 X 11.7
MAIN FLOOR	FOYER	7.6 X 7.3	LOWER LEVEL	LAUNDRY	8.7 X 6.10
MAIN FLOOR	MASTER BEDROOM	12.4 X 11.7	LOWER LEVEL	OTHER	BED/STORAGE (13X9.6)
MAIN FLOOR	BEDROOM	9 X 11.7	LOWER LEVEL	BATH (# pieces 1-6)	6.5 X 6.2
MAIN FLOOR	BEDROOM	9 X 13.3	LOWER LEVEL	UTILITY	24 X 4.8

Betterment Charges:

Condo Fee:	0	Condo Corp #:		Mobile/Leased Land F:	0
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Listing Office: **COASTAL WINDS REALTY LTD. - 14238** :



Compliments of: **CYNTHIA DIAL: 902-298-0332**

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Website: <http://OceanHomesNovaScotia.com>

Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**

