



Price:	<b>\$338,000</b>	MLS® #:	<b>60247582</b>
Status:	<b>Active</b>		
Legal Descr.:			
Address:	<b>140 BROOKSIDE DR</b>		
City:	<b>DAYSRING, B4V 5R6</b>		
Prop known as:	<b>RHODENIZER LAKE</b>		
Side of Road:		District:	<b>SS DILUN</b>
Lot Size:	<b>1.67 ACRES</b>	Sub-Dist:	<b>B3</b>
Water frontage:	<b>382.00</b>	Zoning:	<b>RES</b>
Sq. Footage (MLA):	<b>1,490</b>	Sec. School:	<b>PARK VIEW EDU CENTRE</b>
Total Fin SqFt.(TLA):	<b>2,295</b>	Elem Schl:	<b>BLUENOSE /SS WALDORF</b>
Building Dimensions:	<b>38.4 X 27.5</b>		
Possession:	<b>NEGOTIABLE</b>		

**Overview** Feel the sense of tranquility the moment you leave the paved road and follow Brookside Dr, a quiet lane flanked by tall evergreens w/ bridges crossing a babbling brook. #140 is the last house on this private road, so your privacy is assured. A wonderful family home offering year-round recreation w/ 1.67 acres of landscaped yard & gardens and 382' of shore frontage on pristine Rhodenizer Lake, just 5 mins from Bridgewater. Living space is spread over 3 levels w/ a flowing main floor featuring a stunning Great Room w/ cathedral ceilings & beautiful lake views. During the winter months, let the 2 woodstoves warm you up after a skate on the lake. Large 2nd floor Master boasts a pvt 4-pc bath & balcony. 4 more bedrooms, incl one on main floor adjacent to main bath. Other property highlights incl large decks, lakeside gazebo & above ground pool. Detached dbl garage w/ self-contained 2-bedroom loft apartment - potential for rental income, or the perfect place for visiting family & friends.

**Directions** A dream setting...country quiet, yet just 5 minutes to Bridgewater. Rhodenizer Lake offers that rare combination of proximity to town without being over-developed. \*\*\* FROM BRIDGEWATER: Follow Highway 3 along the Lahave River. 2 km outside of town, turn left onto the Oakhill Rd in Dayspring. Continue on Oakhill Rd 1.4 km to Brookside Drive on your right. Civic 140 is the very last home on Brookside Dr. Realty sign posted.

Type:	<b>Single Family</b>	Heating:	<b>Electric, Oil, Wood, Hot Water</b>	Exterior:	<b>Wood/Clapboard</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>Well, Dug</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, Alarm System, Above-Ground Pool, Ensuite, Water Jet Tub, Woodstove(s), See Remarks, Balcony</b>
Land Features:	<b>Cleared, Level, Stream/Pond, Landscaped, Year Round road</b>	Services:	<b>Electricity, Telephone, Cable, High Speed Internet</b>	Roof:	<b>Asphalt Shingle</b>
Water Access/View:	<b>Access: Lake, Access: Boat, Access: Year Round Road, View: Lake</b>	Rental Equipm.:	<b>None</b>	Flooring:	<b>Cushion, Hardwood, Softwood, Ceramic/Porcelain, Laminate</b>
Water Frontage:	<b>Lake</b>				

**Inclusions** fridge, stove, dishwasher, gazebo  
**Exclusions** washer & dryer, kennel, playground equipment, medicine cabinet in upstairs bathroom, various perennials from garden (list to be provided).

Bedrooms:	<b>4+1</b>	Sign:	<b>Yes</b>	HST:	<b>NO</b>	Garage:	<b>Yes</b>	Gar.Details:	<b>DOUBLE DETACHED GARAGE W/ 2-BDRM LOFT APARTMENT</b>
Bathrooms:	<b>2 \ 0</b>	Lockbox:	<b>No</b>	PCDS:	<b>Yes</b>				
Rental Income:	<b>YES</b>	Road:	<b>Private</b>	Matrim.:					
Building Age:	<b>21-30</b>	CSA #:	<b>0</b>	Serial #:	<b>0</b>	Waterfront:	<b>Yes</b>	Water:	<b>LAKE FRONT</b>
		Migrated:	<b>Yes</b>						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	26 X 13.6	2ND FLOOR	BATH (# pieces 1-6)	15.11 X 8.8 (4-PC)
MAIN FLOOR	KITCHEN	18.9 X 13.4 (W NOOK)	LOWER LEVEL	BEDROOM	15.7 X 9.7 + 8.2X3.2
MAIN FLOOR	DINING ROOM	13.7 X 11.10	LOWER LEVEL	BEDROOM	12.9 X 6.6
MAIN FLOOR	BEDROOM	9.2 X 8.9	LOWER LEVEL	BEDROOM	8.7 X 8
MAIN FLOOR	BATH (# pieces 1-6)	7.6 X 6.10 (3-PC)	LOWER LEVEL	DEN/OFFICE	10.10 X 9.9
MAIN FLOOR	MUD ROOM	5 X 4.8	LOWER LEVEL	STORAGE	13 X 11.6
2ND FLOOR	MASTER BEDROOM	13.8 X 13.8	LOWER LEVEL	LAUNDRY	11 X 8.6 + UTILITY

**Betterment Charges:**

Condo Fee: **0** Condo Corp #: Mobile/Leased Land F: **0**

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



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