



**Price** \$359,000  
**Status** ACTIVE  


**MLS #** 201505579  
**PID #** 60366226

**Legal Desc**  
**Address** 7831 Highway 331  
**Community** Cherry Hill NS B0J 2H0

**Road** Public  
**Lot Size** 1.4 Acres **Acres** 1.40  
**Waterfront** Yes  
**Water Type** /  
**Water Access/View** Access: Ocean, View: Ocean  
**Water Frontage** Ocean  
**Square Footage** 2,400  
**Total Fin SqFt (TLA)** 2,400  
**Building Dimensions** 24 x 26 + 16 x 16 x 16 x 24

**District** 405-Lunenburg County  
**Sub-District** C2  
**Zoning** Rural Res  
**Elementary**  
**Middle/Jr**  
**High**  
**Fr Imm Elem**  
**Fr Imm Mid**  
**Fr Imm High**

**Open House Date:**  
**Start Time:** **End Time:**  
**Closing Date**  
**Possession** Negotiable

**Property Overview** Touched by the Sea The Cherry Hill coastline is uniquely picturesque, with ethereal qualities that communicate with the souls of those who live along this special shore. The broad, flat stone shelf spreads the vista outward to a distant horizon, subtly pulling one's senses to it, making a person part of the atmosphere and the changing mood of the sea. Here we become psychological chameleons in a magical marine theatre. The "HERE" I refer to is a wonderful shingle style home, facing the ocean proscenium, with front-row anticipation and enthusiasm. All the remodeling and expansion that has transpired over the years has aimed at enhancing the residential relationship with the sea. There's even a beachcomber-decorated room dedicated to comfortably watching the sea, coffee mug in hand. Nature is an inspirational force, and there are plenty of spaces in this home to work at those inspirations, whether one is an artist, writer, or craft-expressive individual of any persuasion. Come, be touched by the sea. CWR File #1202

**Type** Single Family  
**Style** Detached  
**Bldg Style** 2 Storey  
**Title to Land** Freehold  
**Property Size** 3 to 9.99 Acres  
**Land Features** Landscaped, Stream/Pond, Wooded/Treed  
**Appliances**

**Heat/Cool** Furnace  
**Fuel Type** Oil  
**Water** Drilled Well  
**Sewage** Septic  
**Utilities** Electricity, High Speed Internet, Telephone  
**Rental Equip.** None

**Exterior** Wood Shingles  
**Garage**  
**Driveway/Pkg** Gravel  
**Basement** Undeveloped  
**Foundation** Stone  
**Features** Deck, Wood Stove(s)  
**Roof** Asphalt Shingle  
**Flooring** Linoleum, Softwood

**Inclusions** Appliances Negotiable  
**Exclusions**  
**Directions to Property** Highway 331 between Broad Cove and Volgers Cove. From Highway 103 take Exit 15 to Petite Riviere.

**AG Bedrm** 3 **BG Bdrm** 0 **# Bdrm** 3  
**F Baths** 1 **H Baths** 1 **T Baths** 2  
**Rental Income**  
**Building Age** **Yr Built**

**Sign** Yes **HST** Exempt from  
**Lockbox** Yes **PCDS** Yes  
**Migrated** Yes

**Garage** No  
**Details** Single Garage Workshop

Floor	Room	Size
Main Floor	Living Room	15 x 15
Main Floor	Kitchen	18 x 21 Dining Combo
Main Floor	Dining Nook	6 x 10
Main Floor	Laundry	11 x 5.5
Main Floor	Foyer	9 x 11
Main Floor	Bedroom	13 x 11
Main Floor	Bath 1	5 x 2.5

Floor	Room	Size
Main Floor	Sun Room	14 x 13.5
Main Floor	Workshop	16 x 24
2nd Level	Bedroom	13 x 1.5
2nd Level	Bedroom	11 x 11
2nd Level	Bath 2	11 x 12
2nd Level	Foyer	5 x 15
2nd Level	OTHER	16 x 21 - Studio

Floor	Room	Size

**Monthly Condo Fee** **Condo Corp #**

**Betterment Charges** **Association Fees** **Mobile/Leased Land Fees**

**Listing Office** COASTAL WINDS REALTY LTD. - 14238 **Selling Price** **Closing Date**



**Compliments of** ROGER DIAL - Main: 902-277-0593  
**Email** roger@coastalwindsrealty.com  
**Company Name** COASTAL WINDS REALTY LTD. - 14238

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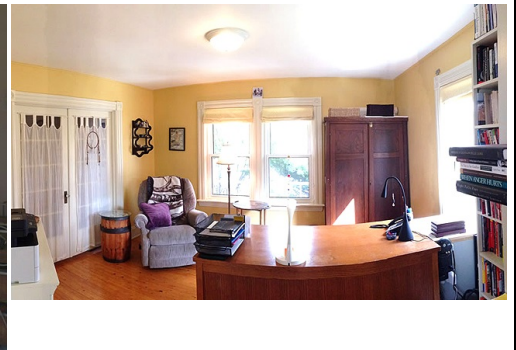
Community CHERRYHILL

Province NS

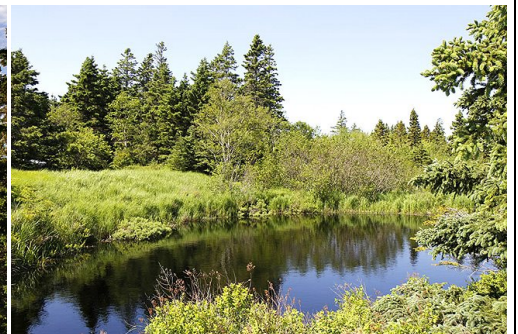
Postal Code B0J 2H0

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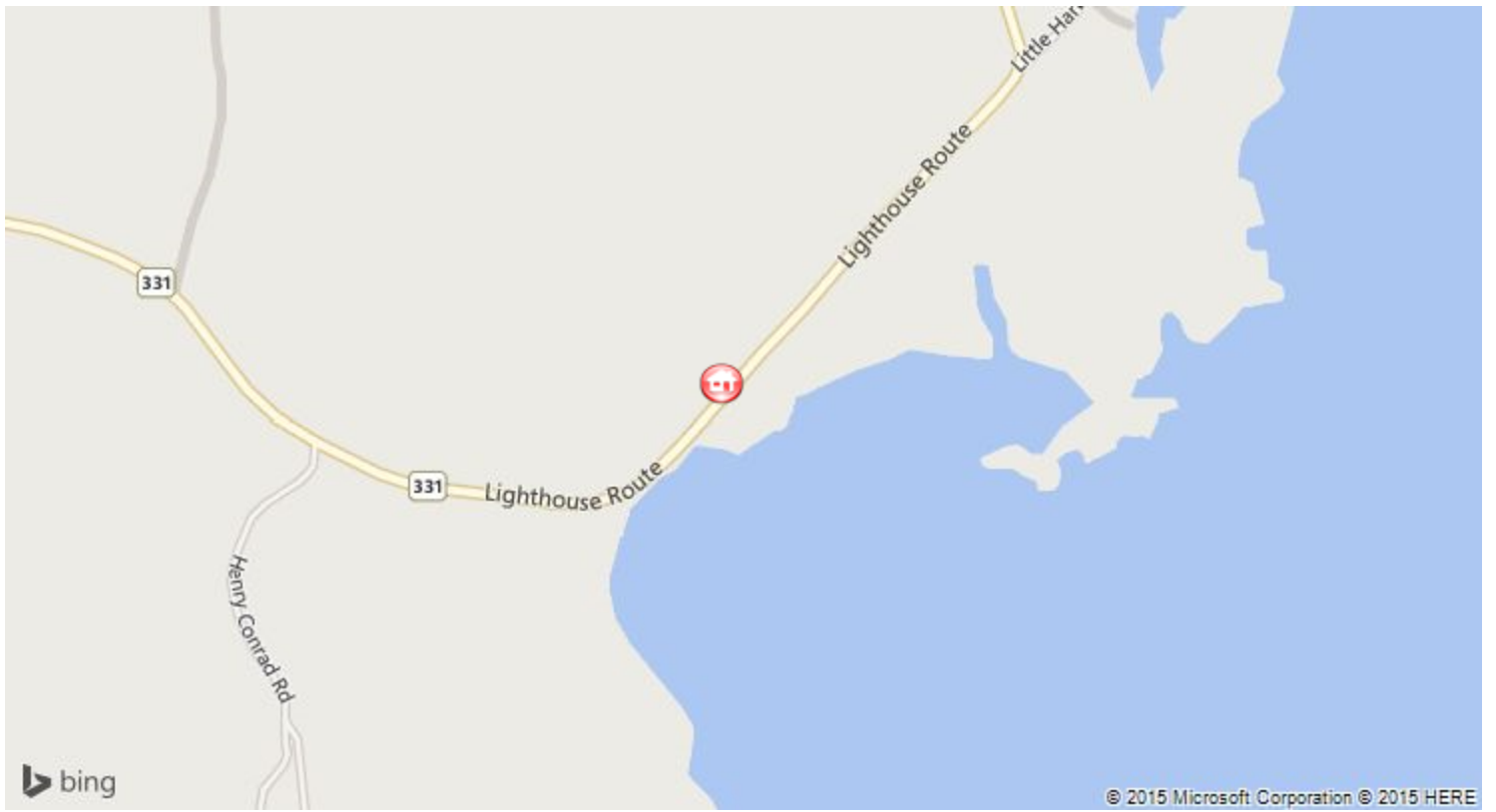


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