



Price \$212,000
Status ACTIVE


MLS # 201510548
PID # 60241569
PID #2
PID #3

Address 109 CROUSES SETTLEMENT Road
Community Upper Lahave
Legal Description NS B4V 0G4

Road Public
Lot Size 42,795 SQ FT **Acres**
Waterfront No
Water Frontage Type
Water Access/View /
Square Footage 1,232
Total Fin SqFt (TLA) 1,700
Building Dimensions 44 X 28
Zoning RURAL

District 405-Lunenburg County
Sub-District B3
Elementary Bluenose Academy
Middle/Jr
High Park View Education Centre
Fr Imm Elem
Fr Imm Mid
Fr Imm High
Other

[Virt Tour URL](#)
List Date 11/3/2015
Closing Date
Possession ON CLOSING
Selling Price

Property Overview Just Like New! Move-in-Perfect! Here's a spacious Prestige-built home ideally situated between Bridgewater-Lunenburg, just up the road from the LaHave Ferry. The usual Prestige specifications apply; energy efficient, fully insulated, solidly built from foundation-to-joists-to-rafters, good systems throughout?homes engineered to last?and appreciate in value! Let's not forget the lovely interior features: interesting see-through partitions that maximize the sense of space, lovely glass doors between living and dining with open transom, rich walnut flooring (no carpeting!), and a kitchen designed for cooks, not long distance runners. All this is set in gardens to die for, but not die from (working), surrounded by a large-pine forest. CWR File # 1041

Type Single Family
Style Detached
Bldg Style Bungalow
Title to Land Freehold
Property Size 0.5 to 0.99 Acres
Land Features Landscaped, Sloping/Terraced, Wooded/Treed
Appliances

Heat/Cool Baseboard, Stove
Fuel Type Electric, Wood
Water Drilled Well
Sewage Septic
Utilities Cable, Electricity, High Speed Internet, Telephone
Rental Equip. None

Exterior Vinyl
Garage None
Driveway/Pkg Gravel, Multi
Basement Partially Developed, Walkout
Foundation Concrete
Features Deck, Patio, Air Exchanger
Roof Asphalt Shingle
Flooring Ceramic, Laminate, Porcelain

Inclusions Kitchen & Laundry Appliances, Window Dressings
Exclusions
Directions to Property Bridgewater toward Riverport on # 332 to Upper LaHave, turn left on Crouses Settlement Road.

AG Bedrm 3 **BG Bdrm** 0 **#** 3
F Baths 1 **H Baths** 0 **T** 1
Master On Main Floor? Y/N
Building Age **Yr Built**

Sign Yes **HST**
Lockbox Yes **PCDS** Yes
Migrated Yes
Rental Income

Garage No
Details NO

Floor	Room	Size
Main Floor	Living Room	21 X 11
Main Floor	Kitchen	13 X 11
Main Floor	Dining Room	13 X 10
Main Floor	Master Bedroom	13 X 11.5
Main Floor	Bedroom	10 X 9.5
Main Floor	Bedroom	10 X 11
Main Floor	Bath 1	8 X 9.5 - 4PC

Floor	Room	Size
Lower Level	Utility	24 X 14
Lower Level	Storage	20 X 15
Lower Level	Rec Room	26.5 X 18

Floor	Room	Size

Monthly Condo Fee **Condo Corp #**

Charges **Association Fees** **Fees**

Listing Office COASTAL WINDS REALTY LTD. - 14238



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Company Name COASTAL WINDS REALTY LTD. - 14238



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Community UPRLAHAVE

Province NS

Postal Code B4V 0G4

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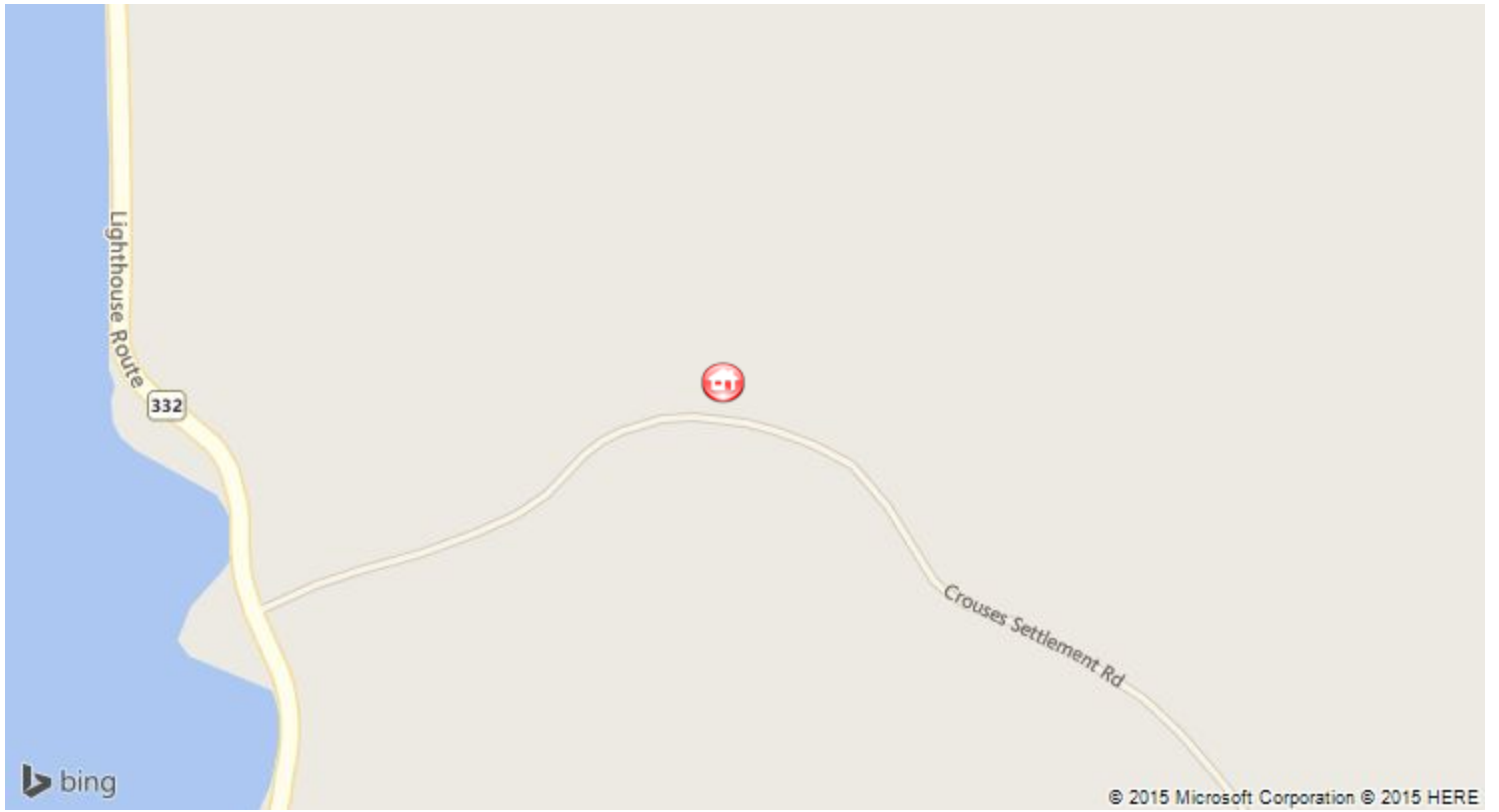


Data provided by the Nova Scotia Association of REALTORS® and the Annapolis Valley Real Estate Board



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