

## 1640 Highway 332, First South



### Beautiful Century Home...Minutes from Town!

**\$299,000**

Can't decide between in-town or out? Well, imagine this...eagles & herons fishing, sheets on the line, blue in your view...there's poetry in this maritime landscape, and it's a mere 3 minutes outside of amenity rich Lunenburg. This handsome century home overlooking the gentle waters of Upper South Cove, has been thoroughly & lovingly restored, with respect for the character and craftsmanship of yesteryear, featuring beautifully refinished soft & hardwood floors throughout. A traditional floorplan includes a large Living Room with wide bay window looking out to blue waters, a spacious eat-in Kitchen, and Dining Room with original china cupboard and French doors to a private back deck. A cozy Den and handy full bath (w/ laundry) complete the main level and give potential for a main floor Bedroom. Upstairs, 4 bedrooms, each with lovely views, a bright main bath, and a small oceanview balcony. There's plenty of storage in a basement that's dry, warm & insulated, or in the lofty walk-up attic with large stained glass dormer overlooking the water (prime for conversion if you need more living space). Paved drive & a new garage that's as tidy as the home. Nothing has gone for want of attention with this home...the impeccable maintenance shows in every detail, from pristine lawns & gardens, the flawless exterior paint, to the interior finishes & original woodwork. All systems have been updated (new windows, roof, electrical, insulation, etc.) so there's little to do but move in and enjoy the seaside setting & pretty views.



see full details for this and other fine properties at:  
[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



#### Listing Agents

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#### Property Highlights

**Age ±:** approx. 100 years  
**Lot Size:** 16,852 sq ft (.39 acres)  
**Style:** 2 Storey Century Home  
**Floor Space:** 1954 sq ft  
**Bedrooms:** 4  
**Bathrooms:** 2  
**Flooring:** hardwood, softwood, ceramic  
**Heating:** oil-fired furnace, hot water baseboards  
**Water:** drilled well  
**Sewer:** septic  
**Parking:** paved driveway with parking for multiple vehicles  
**Garage:** single detached, wired (24.5 x 12.6)  
**Services:** electricity, phone, cable, high-speed internet  
**Taxes:** \$1,980 (2015)

#### Rooms

Living Room: 17 x 12 (Main)  
Dining Room: 12.10 x 12.9 (Main)  
Kitchen: 14.2 x 12 (Main)  
Den/Office: 12.9 x 11.1 (Main)  
Laundry/Bath (3-pc): 10.8 x 5.10 (Main)  
Mudroom: 9.10 x 7 (Main)  
Bedroom: 12.3 x 12 (2nd)  
Bedroom: 12.2 x 11.9 (2nd)  
Bedroom: 12 x 11.1 (2nd)  
Bedroom: 12.2 x 9.5 + nook (2nd)  
Bath (4-pc): 8.3 x 6.10 (2nd)  
Upper Hall: 20 x 6 (2nd)

#### Directions

From Lunenburg, follow coastal Route-332 towards Bayport. House is on the right less than 5 minutes from town. Look for the Red

DoorRealty sign!