

513 Lower LaHave Road, Lower LaHave



MLS® 201704989

On a Quiet Country Road, beside a Tidal Inlet...

\$375,000

Follow a peaceful country road towards little known Oxner's Beach and you'll discover this delightfully renovated character home perfectly situated in its rural setting. This immaculately maintained century home has been completely renewed from its foundation up. All systems are updated, from its poured concrete basement to the newly shingled roof. Insulated with newer windows, updated electrical, & a cozy woodstove, this is an old house with the comfort & energy efficiency of new construction. A newly renovated Charles Lantz kitchen is open to the living & dining rooms and creates a nice flow for modern living. The 'West Wing' sunroom addition has in floor heat, skylights & a wall of windows to bring the outdoors in, plus a pair of French doors providing access to a large back deck where you can enjoy the dappled shade of an ancient apple tree, or step down onto the stone patio and breathe in the aroma of fresh herbs & wild roses. A large back ell features a handy mudroom with laundry & generous built in storage, plus a full bath w/ custom sauna. Upstairs, the master suite encompasses the entire front half of the 2nd floor and is comprised of 3 interesting spaces; sleeping quarters, a large dressing room, and a dormer reading nook that offers the perfect vantage point to keep watch over the little bridge and the occasional car on its way to the quiet beach at the end of the road. A bookshelf lined office/study doubles as guestroom when the Murphy-bed folds down. Another guestroom and a newly renovated main bath complete the upper level. Outside, the gently sloped grounds are tastefully landscaped blending the wild with the manicured, the natural with the cultivated. What a special place to call home!



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Listing Agents

Cindy Dial C: 902-298-0332
E: cindy@reddoorrealty.ca

Adam Dial C: 902-298-0336
E: adam@reddoorrealty.ca

Property Highlights

Age ±: approx. 130 yrs
Lot Size: 26,005 sq ft (.6 acres)
Style: 1.5 Storey Cape Cod
Floor Space: 2233 sq ft
Bedrooms: 3
Bathrooms: 2
Flooring: softwood, ceramic, porcelain
Heating: oil-fired forced hot air, woodstove, electric in-floor & baseboards
Water: drilled well
Sewer: septic
Parking: double, interlocking brick driveway
Services: electricity, phone, cable, high-speed internet
Features: covered verandah, back deck & flagstone patio, central vac, HRV/air-exchanger
Fireplace/s: woodstove
Outbuildings: wood shed & garden shed
Taxes: \$2,636 (2016)

Rooms

Living Room: 15.4 x 14.6 (Main)
Dining Room: 16.4 x 9 (Main)
Den/Office: 13.2 x 10.6 (Main)
Kitchen: 18.1 x 11 (Main)
Sun Room: 23.2 x 11.4 (Main)
Laundry / Mudroom: 12.1 x 10 (Main)
Bath (3-pc): 8.3 x 5.10 (Main)
Sauna: 6.10 x 5.7 (Main)
Master Bedroom: 13.1 x 10.2 (2nd)
Dressing Room: 14.2 x 8.9 (2nd)
Dormer Sitting Nook: 9.6 x 5 (2nd)
Bath (4-pc): 8.4 x 7.10 (2nd)
Bedroom: 11.4 x 10.10 (2nd)
Bedroom/Office: 11.6 x 11 (2nd)

Directions

Drive through Riverport, passing the post office and community center, and continue on Lower LaHave Road towards Oxner's Beach. Civic #513 faces you as you cross the bridge. Look for the Red Door Realty sign!