

## 1341 Highway 331, Pleasantville



MLS® 202225763

### Country Charm & Character with a Fresh Contemporary Feel

**\$424,000**

Sitting pretty surrounded by mature hardwoods and tall pines with a glimpse of the beautiful Lahave River in the distance, this charming country home has enjoyed an extensive rejuvenation and now boasts a fresh and bright interior. A side porch entry and mudroom lead into the stylish new kitchen complete with large peninsula which provides great prep space for the family chef. The kitchen adjoins a handy main level laundry/storage area along with access to a large deck overlooking the private back yard. Back inside a delightful breakfast nook is the perfect spot to enjoy your morning coffee or help the kids with homework while dinner is cooking. A large living area at the back of the house combines casual dining and comfy living with an attractive wood stove and built-in bookcase as the focal point. At the front of the house is a formal dining room with high ceilings and original trim work -- this room would also make an excellent main level bedroom, living room or office/den with a convenient powder room across the hall tucked under the beautiful original staircase that leads upstairs to 3 bedrooms. The spacious primary bedroom features its own sitting room, a large walk-in closet and a charming dormer window seat. The other 2 bedrooms are also well-proportioned and the 4-piece main bath enjoys brilliant afternoon light. More than just a pretty interior, the recent updates also include improvements for function and comfort, like two mini-split heat pumps and a brand new septic system. Ideally situated minutes down river from the town of Bridgewater, you're also a short drive from some of the South Shore's favourite beaches, making this a great location to enjoy that perfect work/life balance.



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### Property Highlights

**Age ±:** c. 1900

**Lot Size:** 10,920 sq ft (.25 acres)

**Style:** 2 Storey Century Home

**Floor Space:** 1855 sq ft

**Bedrooms:** 3

**Bathrooms:** 1.5

**Flooring:** hardwood, softwood, laminate

**Heating:** 2 ductless heat pumps, electric baseboards, woodstove

**Water:** drilled well

**Sewer:** septic (new in 2021)

**Parking:** gravel driveway (shared with neighbour)

**Services:** electricity, phone, cable, high-speed internet

**Features:** ductless air-conditioning, deck

**Fireplace/s:** woodstove

**Outbuildings:** garden/tool shed (10 x 8.6)

**Zoning:** Residential

### Rooms

Living Room: 21.3 x 12.2 (Main)

Dining Room: 13 x 12.8 (Main)

Kitchen: 13.1 x 12.8 (Main)

Breakfast Nook: 7 x 5.11 (Main)

Powder Room (2-pc): 4.9 x 2.6 (Main)

Laundry/Storage: 11.3 x 4.5 (Main)

Mudroom: 9.7 x 5.3 (Main)

Foyer/Hall: 12.10 x 5 (Main)

Master Bedroom: 13.2 x 11.11 (2nd)

Master Bedroom Sitting Room: 12 x 10 (2nd)

Master Walk-in Closet: 13.2 x 5.3 (2nd)

Bedroom: 10.10 x 10.7 plus jog (2nd)

Bedroom: 12.9 x 9.7 plus jog (2nd)

Bath (4-pc): 9.1 x 5.3 + 4.9 x 3.5 (2nd)

## **Directions**

Located just 4 minutes from Bridgewater town limits! Leaving the Town of Bridgewater on King Street heading west, follow Highway-331 West for 5km and watch for civic number 1341 on your left. Look for the Red Door Realty sign!