



## MLS Client View - RESIDENTIAL

<b>MLS #</b>	201710331	<b>Number of Bedrooms</b>	4
<b>PID #</b>	60350733	<b>Master On Main Floor?</b>	
<b>Additional PID</b>		<b>Full Baths</b>	1
<b>Type</b>	Single Family	<b>Half Baths</b>	1
<b>Listing Status</b>	ACTIVE	<b>Building Age</b>	125
<b>Listing Price</b>	\$275,000	<b>Year Built Unknown</b>	Yes
<b>Selling Price</b>		<b>Total Fin SqFt (TLA)</b>	3,423
<b>Address</b>	190 Pentz Road	<b>Square Footage (MLA)</b>	3,423
<b>Address 2</b>		<b>Building Dimensions</b>	24x37 + 53x20 + 19x14
<b>Community</b>	Pentz	<b>Lot Size</b>	31,874 sq ft (.73 acres)
<b>District</b>	405-Lunenburg County	<b>Garage</b>	No
<b>Sub-District</b>	C2		
<b>Style</b>	Detached		

### Directions to Property

Located on the Lahave River, just 10 minutes outside of Bridgewater. Follow King Street / Highway-331 out of town towards LaHave. Drive about 13km and turn left onto Pentz Rd and watch for civic #190 on your right. Realty sign posted.

### Closing Date

### General Property Information:

<b>Prop Knwn As/Bdy of Water</b>	LaHave River	<b>Elementary School</b>	Pentz Elementary School	<b>ROOM TYPE</b>	<b>LEVEL</b>	<b>ROOM</b>
<b>Water Frontage Meas</b>		<b>Middle/Jr School</b>	Hebbville Academy	Living Room	Main Floor	14 x 13.5
<b>Water Frontage Units</b>		<b>High School</b>	Park View Education Centre	Dining Room	Main Floor	15.5 x 11.5
<b>Zoning</b>	RES	<b>Fr Imm Elementary School</b>	Centre scolaire de la Rive Sud (P-12)	Foyer	Main Floor	13.5 x 10
<b>Inclusions</b>	fridge, stove, washer & dryer, deep freeze	<b>Fr Imm Middle/Jr School</b>	Centre scolaire de la Rive Sud (P-12)	Kitchen	Main Floor	21 x 8
<b>Exclusions</b>		<b>Fr Imm High School</b>	Centre scolaire de la Rive Sud	Laundry	Main Floor	5 x 3
<b>Association Fees</b>		<b>Other</b>		Bath 1	Main Floor	5 x 3 (2-pc)
<b>Condo Corp #</b>		<b>Garage Details</b>		Den/Office	Main Floor	11 x 9
<b>Monthly Condo Fee</b>		<b>Parking Details</b>	gravel driveway	OTHER	Main Floor	30 x 19 (Studio)
<b>Condo Fee Includes</b>		<b>Rental Income</b>	Potential	OTHER	Main Floor	22 x 18 (Studio)
		<b>Mini/Mobile CSA/ABS#</b>		OTHER	Main Floor	17 x 13.5 (Studio)
		<b>Mini/Mobile Serial #</b>		OTHER	Main Floor	12 x 8 (Workshop)
		<b>Mobile/Leased Land Fees</b>		Bedroom	2nd Level	12 x 10
				Bedroom	2nd Level	10 x 10.5
				BEDRM	2nd Level	11 x 10.5
				BEDRM	2nd Level	7 x 11
				STORE	2nd Level	7 x 9.5
				OTHER	2nd Level	6 x 7.5
				BATH2	2nd Level	9.5 x 7.5 (4-pc)

### Property Overview

Do you WORK from HOME? Need lots of bright working space for artistic endeavors or for business inventory and reception? Thinking of space that can be developed for extra income in the AirB&B market? Then this is a MUST SEE property for you. Here you will find nearly 1500 square feet of ground level studio space, (mostly) open-plan expanse, with broad and beautiful views over the LaHave River. And this interior "acreage" is just the bonus. All this working/studio space comes with a warm and bright traditional farmhouse, with open plan living-dining areas and a cozy 'snug' to curl up with a book or watch a movie. The spacious kitchen flows into a sizable laundry area with a half bath, also accessible from the studio area. The house sits in an elevated position with brilliant front and side views of the river and a broad front lawn. The back yard is nicely landscaped and private. The sellers are from the founding family of Pentz and their pride of place is self-evident in the regular maintenance of the home and property, with a continuing series of upgrades. Pentz is just 12 minutes from all the shopping and services of Bridgewater, and only a minute or so from the LaHave Ferry and the LaHave Bakery, both being iconic institutions that mark the lifestyle pulse of a real community.

### Property Features

<b>BUILDING STYLE</b>	2 Storey	<b>GARAGE</b>	None
<b>PROPERTY SIZE</b>	0.5 to 0.99 Acres	<b>DRIVEWAY/PARKING</b>	Gravel
<b>BASEMENT</b>	Partial, Undeveloped, Walkout	<b>STRUCTURES</b>	Deck, Patio
<b>FOUNDATION</b>	Piers, Stone	<b>FEATURES</b>	Propane Fireplace, See Remarks
<b>EXTERIOR FINISH</b>	Wood Shingles, Vinyl	<b>RENTAL EQUIPMENT</b>	None
<b>ROOF</b>	Asphalt Shingle	<b>WATER ACCESS/VIEW</b>	View: River
<b>FLOORING</b>	Carpet, Hardwood, Linoleum, Softwood	<b>LAND FEATURES</b>	Landscaped, Sloping/Terraced, Year Round Road
<b>HEATING/COOLING TYPE</b>	Baseboard, Forced Air, Furnace, Stove		
<b>FUEL TYPE</b>	Electric, Oil, Propane		
<b>WATER SOURCE</b>	Drilled Well		
<b>SEWAGE DISPOSAL</b>	Septic		
<b>UTILITIES</b>	Cable, Electricity, High Speed Internet, Telephone		



**ROGER DIAL - Main: 902-277-0593**  
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**RED DOOR REALTY - 16940**

List Office

RED DOOR REALTY - 16940





**MLS #** 201710331  
**List Price** \$275,000  
**Status:** ACT  
**Class:** RE

**Address** 190 Pentz Road  
**Community** PENTZ  
**Province** NS  
**Postal Code** B0R 1G0

**Listing Office:**  
RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.



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PID # 60350733

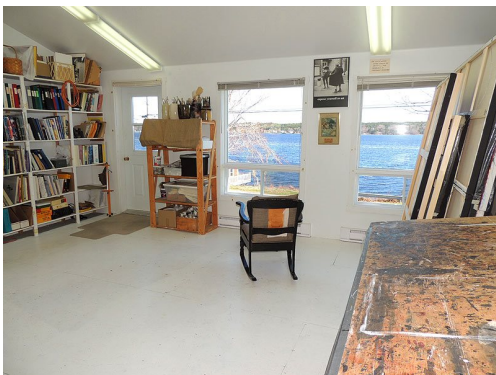


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