



## MLS Client View - RESIDENTIAL

<b>MLS #</b>	201806688	<b>Number of Bedrooms</b>	3
<b>PID #</b>	60340270	<b>Master On Main Floor?</b>	
<b>Additional PID</b>		<b>Full Baths</b>	2
<b>Type</b>	Single Family	<b>Half Baths</b>	0
<b>Listing Status</b>	ACTIVE	<b>Building Age</b>	110
<b>Listing Price</b>	\$325,000	<b>Year Built Unknown</b>	
<b>Selling Price</b>		<b>Total Fin SqFt (TLA)</b>	2,138
<b>Address</b>	1968 Highway 331	<b>Square Footage (MLA)</b>	2,138
<b>Address 2</b>		<b>Building Dimensions</b>	Irregular
<b>Community</b>	West Lahave	<b>Lot Size</b>	1.44
<b>District</b>	405-Lunenburg County	<b>Garage</b>	Yes
<b>Sub-District</b>	C2	<b>Waterfront</b>	No
<b>Style</b>	Detached		

### Directions to Property

From Bridgewater follow Highway-331 toward LaHave. Civic #1968 is on your right, just 8 km outside town limits. 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 DIMENSIONS</b>
<b>Water Frontage Meas</b>		<b>Middle/Jr School</b>	Hebville Academy	<b>Living Room</b>	Main Floor	23 x 16
<b>Water Frontage Units</b>		<b>High School</b>	Park View Education Centre	<b>Dining Room</b>	Main Floor	11 x 13'9
<b>Zoning</b>	RES	<b>Fr Imm Elementary School</b>	Centre scolaire de la Rive Sud (P-12)	<b>OTHER</b>	Main Floor	Library 10'2 x 9
<b>Inclusions</b>	cooktop, dishwasher, wall oven, microwave, washer/dryer.	<b>Fr Imm Middle/Jr School</b>	Centre scolaire de la Rive Sud (P-12)	<b>Bath 1</b>	Main Floor	3 Piece
<b>Exclusions</b>		<b>Fr Imm High School</b>	Centre scolaire de la Rive Sud	<b>Sun Room</b>	Main Floor	16 x 12
<b>Association Fees</b>		<b>Other</b>		<b>Eat In Kitchen</b>	Main Floor	15'6 x 12'6
<b>Condo Corp #</b>		<b>Garage Details</b>	Single Detached	<b>Laundry</b>	Main Floor	8 x 7'3
<b>Monthly Condo Fee</b>		<b>Parking Details</b>	Paved Drive, Parking for multiple vehicles	<b>Foyer</b>	Main Floor	3 x 11
<b>Condo Fee Includes</b>		<b>Rental Income</b>		<b>OTHER</b>	Main Floor	6 x 3'6
<b>Plus Den Y/N</b>		<b>Mobile/Mini CSA/ABS#</b>		<b>Mud Room</b>	Main Floor	7'6 x 9'6
<b>EnerGuide Rating? Y/N</b>		<b>Mobile/Mini Serial #</b>		<b>OTHER</b>	2nd Level	Hall 11 x 17'8
<b>EnerGuide Rating (GJ/Year)</b>		<b>Mobile/Mini Make</b>		<b>Master Bedroom</b>	2nd Level	15 x 13'3
<b>Date EnerGuide Obtained</b>				<b>Bedroom</b>	2nd Level	12 x 10'9
				<b>Bedroom</b>	2nd Level	12 x 10'9
				<b>Bath 2</b>	2nd Level	4 Piece
				<b>OTHER</b>	2nd Level	5 x 13

### Property Overview

"HOMEY" IS THE WORD ! And, all the synonyms apply...comfortable, cozy, snug, welcoming, informal, relaxed, intimate, warm, pleasant, cheerful, friendly, congenial, and hospitable. This is the home in "Home-Sweet-Home". With its ornate double veranda, this century home is positioned at a view-filled elevation overlooking the broad LaHave River. Those compelling views also grace the outlook from most rooms of the house. Front to back this a bright and airy home with many recently installed PolyTech twist & turn windows framing over an acre of landscaped and natural greenery surrounding the home. Lots of traditional character features (hardwood floors downstairs; softwood up; double door entry, richly wooded stairwell) add to the homey feeling of warmth, but underwriting all this cozy impression there is the real heat of an air-tight wood stove and a ducted heat pump system...plus in-floor heat in the kitchen. As the saying goes, "there is no place like home", but if you do need to get out a bit, you're just ten minutes from all the services and shopping of Bridgewater up river, and about the same distance the other way to the iconic LaHave Ferry and the best 4-season beach walks in Nova Scotia.

### Property Features

<b>BUILDING STYLE</b>	2 Storey	<b>GARAGE</b>	Detached, Single, Wired
<b>PROPERTY SIZE</b>	1 to 2.99 Acres	<b>DRIVEWAY/PARKING</b>	Paved
<b>BASEMENT</b>	Partial, Undeveloped	<b>FEATURES</b>	Air Jet Tub, Wood Stove(s)
<b>FOUNDATION</b>	Concrete, Stone	<b>APPLIANCES INCLUDED</b>	Cooktop - Electric, Oven - Electric, Dishwasher, Dryer - Electric, Washer, Microwave, Water Softener
<b>EXTERIOR FINISH</b>	Wood Shingles	<b>RENTAL EQUIPMENT</b>	None
<b>ROOF</b>	Rolled	<b>WATER ACCESS/VIEW</b>	View: River
<b>FLOORING</b>	Carpet, Hardwood, Softwood	<b>LAND FEATURES</b>	Partially Cleared, Landscaped, Sloping/Terraced
<b>HEATING/COOLING TYPE</b>	Ducted Cooling, Forced Air, Heat Pump -Ducted, Stove	<b>COMMUNITY FEATURES</b>	Golf Course, School Bus Service, Marina
<b>FUEL TYPE</b>	Oil, Wood		
<b>WATER SOURCE</b>	Dug		
<b>SEWAGE DISPOSAL</b>	Septic		
<b>UTILITIES</b>	Cable, Electricity, High Speed Internet, Telephone		



**ROGER DIAL - Main: 902-277-0593**  
**roger@reddoorrealty.ca**  
**RED DOOR REALTY - 16940**



List Office

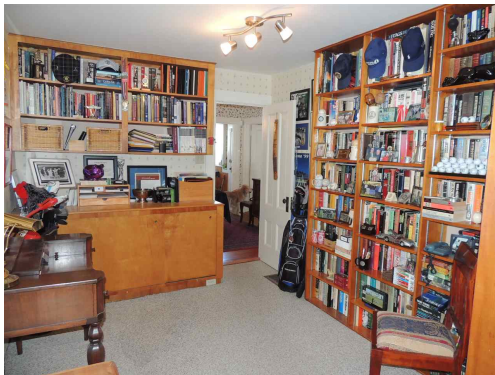
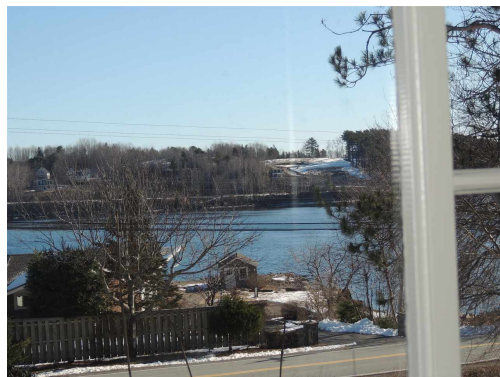
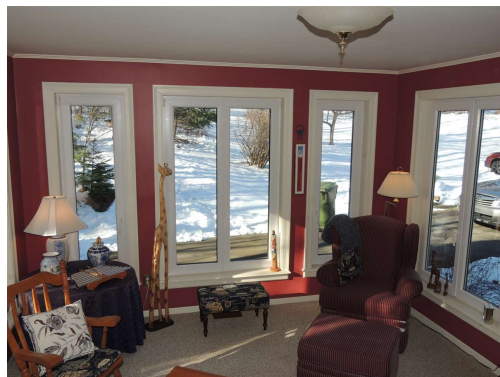
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**MLS #** 201806688  
**List Price** \$325,000  
**Status:** ACT  
**Class:** RE

**Address** 1968 Highway 331  
**Community** WESTLAHAV  
**Province** NS  
**Postal Code** B0R 1G0

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

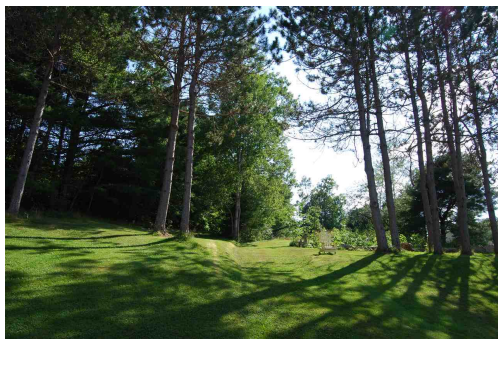
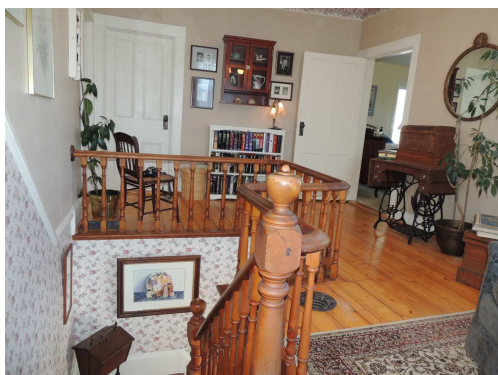
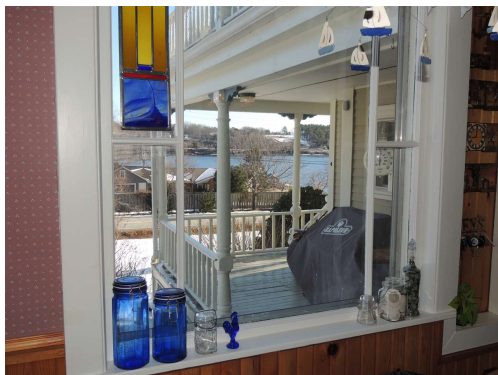


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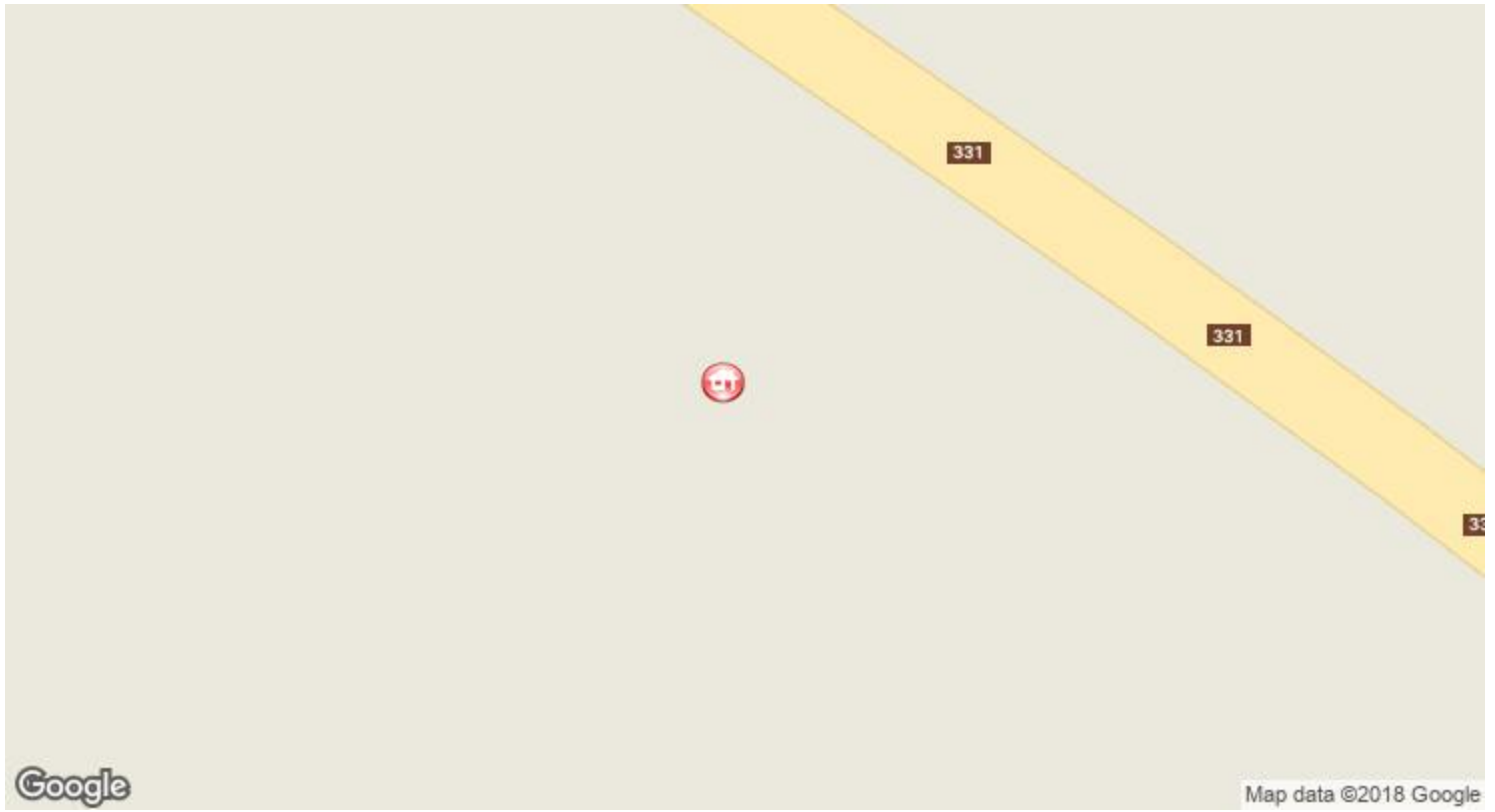
PID # 60340270



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