



| MLS Client View - RESIDENTIAL | | |
|-------------------------------|-------------------|----------------------------------------------------------------|
| MLS # | 201912385 | Number of Bedrooms 3 |
| PID # | 60351848 | Master On Main Floor? |
| Additional PID | | Full Baths 1 |
| Type | Single Family | Half Baths 1 |
| Listing Status | ACTIVE | Building Age 110 |
| Listing Price | \$335,000 | Year Built Unknown Yes |
| Selling Price | | Total Fin SqFt (TLA) 2,136 |
| Address | 3554 Highway 331 | Square Footage (MLA) 2,136 |
| | Lahave NS B0J 2C0 | Building Dimensions 30.9 x 23.8 + 17.2 x 14.8 plus jogs |
| Style | Detached | Lot Size 24,631 sq ft (.57 acre) |
| | | Garage Yes |

Directions to Property

FROM VILLAGE OF LAHAVE: Follow Hwy-331 south toward Crescent Beach. Civic #3554 is on your right exactly 1km from the Lahave Ferry. Realty sign posted.

Closing Date

General Property Information:

| | | | | | | |
|-----------------------------|------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------|-----------------------|-------------------|---------------------------------------|
| Water Frontage Meas | | Elementary School | Pentz Elementary School | ROOM TYPE | LEVEL | ROOM DIMENSIONS |
| Water Frontage Units | | Middle/Jr School | Hebbsville Academy | Living Room | Main Floor | 17.1 x 10.8 |
| Inclusions | fridge, stove, dishwasher, washer & dryer, SaniDry basement air system, invisible dog fence, propane | High School | Park View Education Centre | Dining Room | Main Floor | 17.1 x 11.2 |
| | | Fr Imm Elementary School | Centre scolaire de la Rive Sud (P -12) | Family Room | Main Floor | 13.3 x 11.7 |
| | | Fr Imm Middle/Jr School | Centre scolaire de la Rive Sud (P -12) | Kitchen | Main Floor | 16.5 x 13.1 |
| | | Fr Imm High School | Centre scolaire de la Rive Sud | Foyer | Main Floor | 11.8 x 5.4 |
| | | Other | | Bath 1 | Main Floor | 9.1 x 7.10 (2-pc plus Laundry) |
| Condo Info | | Garage Details | detached garage/workshop/shed (24.6 x 17.5) | Mud Room | Main Floor | Laundry |
| Monthly Condo Fee | | Parking Details | gravel driveway | Master Bedroom | 2nd Level | 10.8 x 4.3 |
| Condo Fee Includes | | Rental Income | Potential | OTHER | 2nd Level | 13.4 x 13.4 |
| Plus Den Y/N | | | | Bedroom | 2nd Level | 13.4 x 2.9 (walk-in closet) |
| In Suite Laundry | | | | Bedroom | 2nd Level | 13 x 11.6 |
| Pet Friendly | | | | Bath 2 | 2nd Level | 14.2 x 11.10 |
| | | Mobile/Mini Info | | Storage | 2nd Level | 7.10 x 6.8 (4-pc) |
| | | Mobile/Leased Land Fees | | OTHER | 2nd Level | 7.10 x 3.9 |
| | | Mobile/Mini Make | | | | 20.10 x 8.3 (hall /landing) |
| | | Land Status | | | | |
| | | Pet Friendly | | | | |

Property Overview

Lovely Views & Walking Shoes...that's about all you'll need to enjoy the Lahave Lifestyle from this immaculately maintained century home overlooking Fort Point and the mouth of the beautiful Lahave River. Situated in the thriving artisan community of Lahave, you're a comfortable stroll into the village and its interesting galleries, Fort Point (a national historic site with museum, park & beach), and the iconic Lahave Bakery & Cafe – an anchor of not just this quaint village, but the entire west bank of the Lahave. The home sits poised above the road with a covered verandah that spans the width of the house providing the perfect vantage point to enjoy the views. The delightful 3 Bedroom residence has ample space for entertaining or for quite moments with a good book and a cup of coffee. Cooking for family and friends will be a joy in the new custom kitchen with walkout to verandah and banquette seating for casual dining. There's even a handy main level laundry/half bath (with plumbing for conversion to full bath already roughed in). The home has enjoyed extensive improvements and upgrades in recent years, including updated electrical, window replacement, full insulation, roof reshingled, propane stove and more. Behind the house is a sunny and level yard ideal for garden or play, and a versatile garage/workshop/shed to accommodate an array of hobbies and uses. Integral to your Lahave Lifestyle are the nearby attractions: within a 10 minutes' drive is the trio of stunning white sand beaches (Crescent, Rissers & Green Bay) for which this section of coastline is renowned; 15 minutes upriver is the town of Bridgewater and all

Energuide Info:

EnerGuide Rating?

EnerGuide Rating (GJ/Year)

Date EnerGuide Obtained

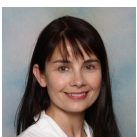
Property Features

| | | | |
|-----------------------------|----------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------------------|
| BUILDING STYLE | 2 Storey | GARAGE | Single, Wired |
| PROPERTY SIZE | 0.5 to 0.99 Acres | DRIVEWAY/PARKING | Gravel |
| BASEMENT | Crawl Space, Full, Undeveloped | STRUCTURES | Deck |
| FOUNDATION | Concrete, Stone | FEATURES | Alarm System, Propane Fireplace |
| EXTERIOR FINISH | Wood Siding | APPLIANCES INCLUDED | Barbeque, Stove, Dishwasher, Dryer, Washer, Refrigerator, Water Purifier, Water Softener, Other |
| ROOF | Asphalt Shingle | RENTAL EQUIPMENT | PRPTK |
| FLOORING | Ceramic, Hardwood, Softwood | WATER ACCESS/VIEW | View: Ocean, View: River |
| HEATING/COOLING TYPE | Baseboard, Forced Air, Furnace, Stove | LAND FEATURES | Cleared, Landscaped, Level, Year Round Road |
| FUEL TYPE | Electric, Oil, Propane | COMMUNITY FEATURES | Park, School Bus Service, Shopping, Marina, Place of Worship |
| WATER SOURCE | Dug, Well | | |
| SEWAGE DISPOSAL | Septic | | |
| UTILITIES | Cable, Electricity, High Speed Internet, Telephone | | |

COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332
cindv@reddoorrealty.ca
RED DOOR REALTY - 16940

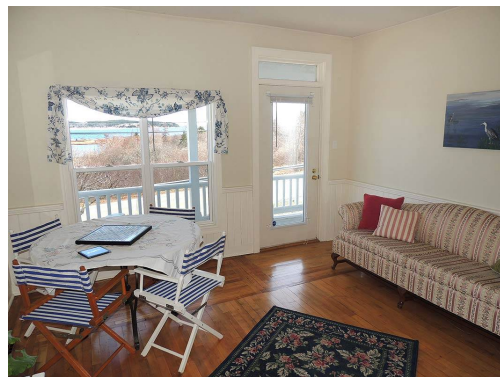
Listing Office RED DOOR REALTY - 16940



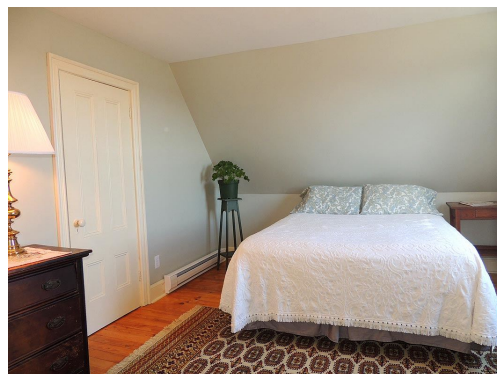
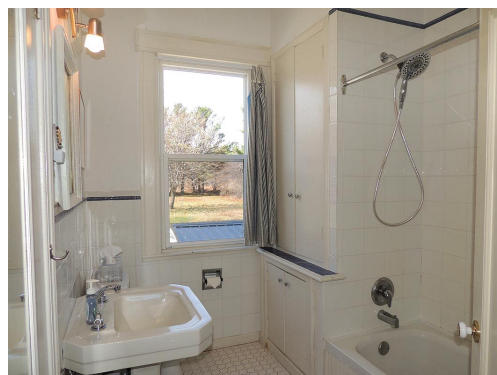
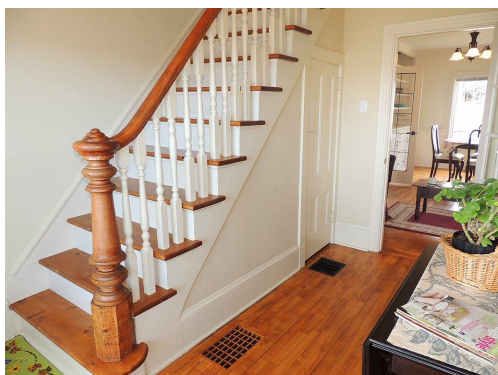
MLS # 201912385
List Price \$335,000
Status: ACT
Class: RE

Address 3554 Highway 331
Community LAHAVE
Province NS
Postal Code B0J 2C0

Listing Office:
RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.



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PID # 60351848



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