

Client View - Residential



MLS #	202010739	# of Beds	4
PID #	60238714	Master on Main Floor?	Yes
Add'l PID		Full Baths	2
Listing Status	ACTIVE	Half Baths	2
Selling Price		Building Age	10
Address	14 Burns Hill Road Upper Lahave NS B4V 7C2	Total Fin SqFt (TLA)	3,035
		Square Footage (MLA)	3,035
		Building Dimensions	71.2 x 27.10 + 23.9 x 20.6
County	LUNENBURG	Lot Size	9.07 acres
Type	Single Family	Garage	Y
Style	Detached	Garage Details	Triple plus, detached, in-floor hotwater radiant heat (64.5 x 30.6)
Waterfront	N	Parking Details	paved driveway with extensive parking area
Frontage		Zoning	RES
Prop Known As/Bdy of Water:		Rental Income	
Restr/Prot Covenants	N		

Listing Price \$625,000

Virt Tour URL



Directions to Property

Follow LaHave Street (Hwy-3) out of Bridgewater heading towards Dayspring. Just 4.5 km outside of town look for Burns Hill Rd on your left. #14 Burns Hill Rd is the first driveway on your right. Realty sign posted.

Property Overview

On a private 9 acre parcel minutes from Bridgewater, discover this hidden gem of a home boasting all the bells & whistles you could hope for. So, get out your checklist and sharpen that pencil! From the moment you arrive, crossing a small bridge over a babbling brook, then winding your way up the paved drive to the house surrounded by immaculate lawns & landscaping with a woodland backdrop, you know you've found something special. Inside, you'll be wowed by the 9 & 10 foot ceilings above your head and comforted by the hot water in-floor radiant heat beneath your feet. A Charles Lantz custom kitchen is at the heart of the main living area and is flanked by formal dining & living rooms. Interesting architectural detailing includes columned & arched passageways between principal rooms, paneled wainscoting, and heavy crown mouldings & trimwork. More casual living is accommodated in the sprawling family room complete with wet bar and walkout to side deck. Sleeping quarters are nicely separated with Master suite at one end of the home, and 2 guest rooms with full bath at the opposite end, plus a generous bonus room upstairs with half bath. The showpiece Master with its lavish ensuite and walk-in closet also features a pool-side walkout. What luxury! The interior flow of this home was designed with entertaining in mind, but in the warmer months, the venue naturally shifts to the outdoors and pool-side, whether you're throwing a party or just relaxing quietly with family. The fully fenced pool courtyard features the 30' x 15' in-ground pool with extensive composite decking that wraps around and integrates a spa whirlpool & gazebo with electric

Room Sizes

Foyer	Main Floor	16.7 x 14.9	Bedroom	Main Floor	12.4 x 10.3
Living Room	Main Floor	7 x 4.10	Bath 3	Main Floor	8 x 5 (4-pc)
Dining Room	Main Floor	11.2 x 11	Utility	Main Floor	12.5 x 7.3 less
Kitchen	Main Floor	15 x 11 plus bay	OTHER	2nd Level	jog
Family Room	Main Floor	25.6 x 22.3	Bath 4	2nd Level	Bonus Rm
Master Bedroom	Main Floor	15.3 x 13	OTHER	2nd Level	/Bedroom: 21.5 x
Ensuite Bath 1	Main Floor	12 x 9 +jog (4-pc)			12.2
OTHER	Main Floor	Walk-in Closet: 9 x			9 x 5.9 (2-pc)
Laundry/Bath	Main Floor	5.7 +jog			Walk-in Closet:
Bedroom	Main Floor	9 x 5.2 (2-pc)			12.5 x 3.7

Schools

Elementary School	Bluenose Academy
Middle/Jr School	Bluenose Academy
High School	Park View Education Centre
Fr Imm Elementary School	Centre scolaire de la Rive Sud (P -12)
Fr Imm Middle/Jr School	Centre scolaire de la Rive Sud (P -12)
Fr Imm High School	Centre scolaire de la Rive Sud
Other	South Shore Waldorf School

Condo

Monthly Condo Fee
Condo Fee Includes
Plus Den Y/N
In Suite Laundry
Pet Friendly

Mobile/Mini

Mobile/Leased Land Fees
Land Status
Pet Friendly

BUILDING STYLE	Contemporary
PROPERTY SIZE	3 to 9.99 Acres
BASEMENT	None
FOUNDATION	Concrete, Slab
EXTERIOR FINISH	Wood Siding
ROOF	Asphalt Shingle
FLOORING	Carpet, Ceramic, Tile
HEATING/COOLING TYPE	Baseboard, Heat Pump -Ductless, Hot Water, In Floor, Radiant, Ductless Cooling
FUEL TYPE	Electric, Wood
WATER SOURCE	Drilled Well
SEWAGE DISPOSAL	Septic
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

GARAGE	Detached, Triple, Heated, Wired
DRIVEWAY	Parking Spaces(s), Paved
/PARKING	
STRUCTURES	Deck, Shed
FEATURES	Inground Pool, Alarm System, Ensuite Bath, HRV (Heat Rcvry VentIn), Electric Fireplace
APPLIANCES	Stove, Dishwasher, Dryer, Washer, Microwave Rng Hd
INCLUDED	Combo, Refrigerator, Wine Fridge
RENTAL	Propane Tank
EQUIPMENT	
LAND FEATURES	Partially Cleared, Landscaped, Level, Partially Fenced, Stream/Pond, Wooded/Treed, Year Round Road



COMPLIMENTS OF:

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cindy@reddoorrealty.ca
RED DOOR REALTY - 16940



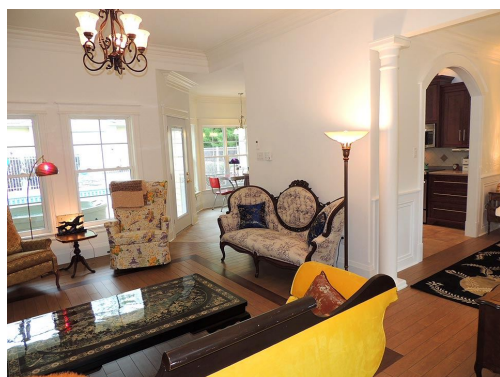
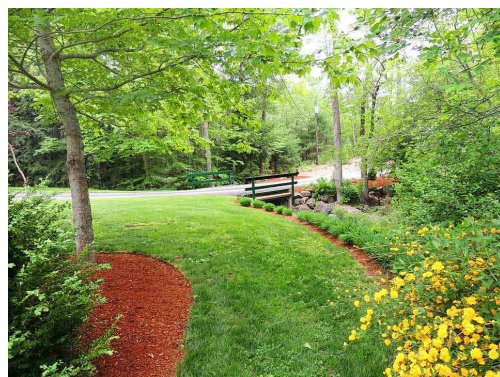
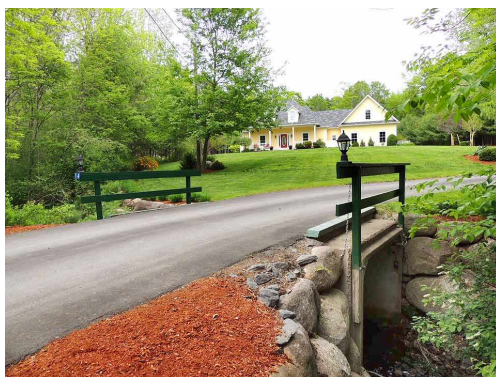
Listed By: RED DOOR REALTY - 16940

The above information is from sources believed reliable but should not be relied upon without verification.

MLS # 202010739
List Price \$625,000
Status: ACT
Class: RE

Address 14 Burns Hill Road
Community UPRLAHAVE
Province NS
Postal Code B4V 7C2

Listing Office:
RED DOOR REALTY - 16940



Data provided by the Nova Scotia Association of REALTORS®.

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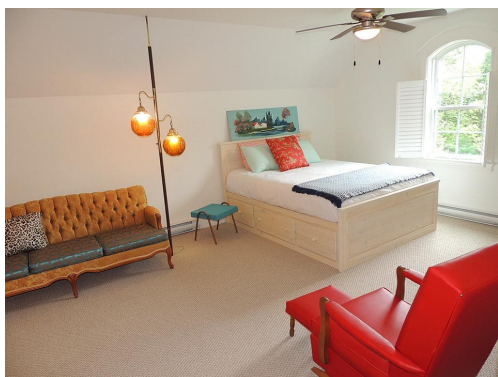
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