

Client View - Residential



Listing Price \$388,000

Virt Tour URL



MLS #	202019502	# of Beds	3
PID #	60587789	Master on Main Floor?	
Add'l PID		Full Baths	2
Listing Status	ACTIVE	Half Baths	0
Selling Price		Building Age	170
Address	720 Pine Grove Road Pine Grove NS B0J 1E0	Total Fin SqFt (TLA)	2,318
		Square Footage (MLA)	2,318
		Building Dimensions	27x24 + 19x16.6 + 20.8x16.10
County	LUNENBURG	Lot Size	1.25 acres
Type	Single Family	Garage	Y
Style	Detached	Garage Details	Double plus, detached, wired, heated, incl 8000-lb 2-post car lift, finished 2nd floor (28.6 x 28.6)
Waterfront	N	Parking Details	paved driveway with parking for multiple vehicles.
Frontage			
Prop Kwn As/Bdy of Water:			
Restr/Prot Covenants	Y	Zoning	RES
		Rental Income	N

Directions to Property

FROM BRIDGEWATER: Follow North Street out of town and just past the Canadian Tire, turn right onto Pine Grove Road. Continue on Pine Grove Road for 2.25 km and watch for driveway to civic #720 on your right. ***** FROM HIGHWAY-103: Take Exit 12 (Bridgewater) and turn right onto Hwy-10 at end of offramp. Drive 350

Property Overview

COUNTRY STYLE, MODERN COMFORT: This 1850s Lunenburg County farmhouse has enjoyed extensive updates in recent years, making it comfortable for a modern lifestyle, yet retaining the charm & character of its historic beginnings. Refinished original plank floors meld seamlessly w/ new windows & a freshly painted interior where a generous Living Rm occupies the front of the house & a cozy Office/Den w/ adjoining full bath w/ laundry take up the rear. The country kitchen features a side pantry plus the original cooking hearth fitted with woodstove. Interior living spaces flow to the outdoors through walkouts from the Den to a sun-catching deck, & from the kitchen to a stone patio under a shady grapevine pergola. Upstairs are 3 Bedrooms & a spacious 4-pc bath. The attached workshop building with loft studio above provides versatile spaces for just about any hobby, for him or her. Fully insulated with a brand new high-efficiency propane boiler makes for a cozy & comfy living space. For added efficiency & comfort, a heatpump supplements the main floor heating in winter & provides cooling in summer. The impressive double garage was built in 2017 and features its own propane-fired hot water in-floor heating system plus a full height & finished loft space. A paved driveway provides lots of parking & turn-around space. Outside, you'll appreciate the low-maintenance exterior w/ attractive faux-shingle vinyl siding & newer roofs on all buildings. Immaculately landscaped mixes stone walls, tidy hedges, fish pond and ancient apple trees & grapevines with well-groomed lawns. The 1.25 acre lot rises toward the back and from the top takes in gorgeous views of

Room Sizes

Den/Office	Main Floor	17.9 x 14.1	Bath 2	2nd Level	10.8 x 10.6 (4
Living Room	Main Floor	11 x 9.8 plus jog	OTHER	2nd Level	-pc)
Kitchen	Main Floor	14.11 x 14.6			Studio Loft - 19.2
OTHER	Main Floor	Pantry - 7.10 x 6.1			x 14.10
Laundry/Bath	Main Floor	less jog			
Mud Room	Main Floor	10.8 x 7.5 (3-pc)			
Workshop	Main Floor	9.7 x 4.10 + 6.4 x			
Master Bedroom	2nd Level	4.5			
Bedroom	2nd Level	19.4 x 15			
Bedroom	2nd Level	14.6 x 10.6			

Schools

Elementary School	West Northfield Elementary School
Middle/Jr School	New Germany Rural High School
High School	New Germany Rural High School
Fr Imm	Centre scolaire de la Rive Sud (P
Elementary	-12)
School	
Fr Imm Middle/Jr	Centre scolaire de la Rive Sud (P
School	-12)
Fr Imm High	Centre scolaire de la Rive Sud
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	1.5 Storey
PROPERTY SIZE	1 to 2.99 Acres
BASEMENT	Partial, Undeveloped, Walkout
FOUNDATION	Stone
EXTERIOR FINISH	Vinyl
ROOF	Asphalt Shingle
FLOORING	Ceramic, Softwood, Tile
HEATING/COOLING TYPE	Baseboard, Fireplace, Heat Pump -Ductless, Hot Water, In Floor, Radiant, Stove, Radiator, Ductless Cooling
FUEL TYPE	Electric, Propane, Wood
WATER SOURCE	Drilled Well
SEWAGE DISPOSAL	Septic

GARAGE	Detached, Double, Heated, Wired
DRIVEWAY/PARKING	Parking Spaces(s), Paved
STRUCTURES	Deck, Patio, Shed
APPLIANCES	Stove, Dryer, Washer, Refrigerator, Water Softener
INCLUDED	
RENTAL EQUIPMENT	Propane Tank
LAND FEATURES	Landscaped, Partially Fenced, Sloping/Terraced, Stream/Pond, Year Round Road
COMMUNITY	Golf Course, Playground, Recreation Center, School
FEATURES	Bus Service, Shopping, Place of Worship



COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332
cindy@reddoorrealty.ca
Red Door Realty (Lunenburg)



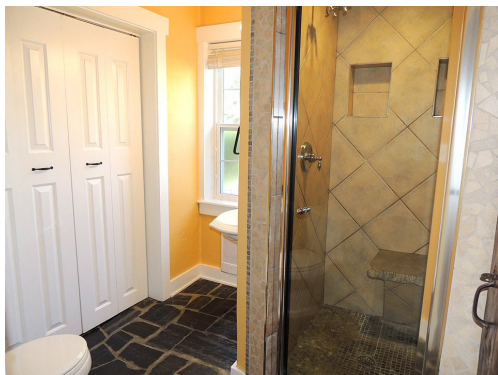
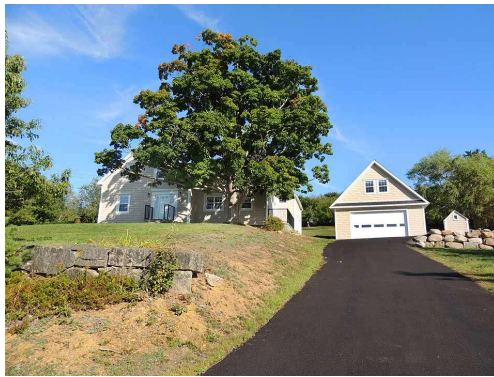
Listed By: Red Door Realty (Lunenburg)

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

MLS # 202019502
List Price \$388,000
Status: ACT
Class: RE

Address 720 Pine Grove Road
Community PINEGROVE
Province NS
Postal Code B0J 1E0

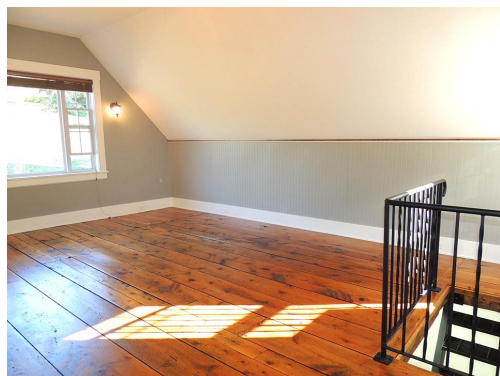
Listing Office:
Red Door Realty (Lunenburg)



Data provided by the Nova Scotia Association of REALTORS®.

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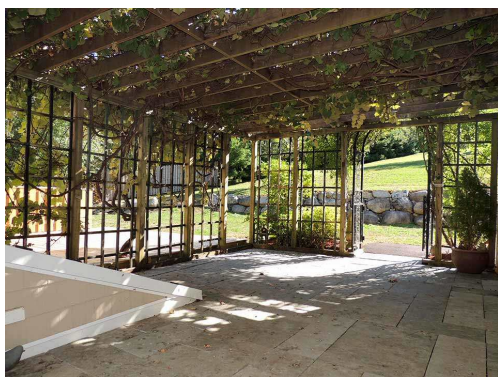
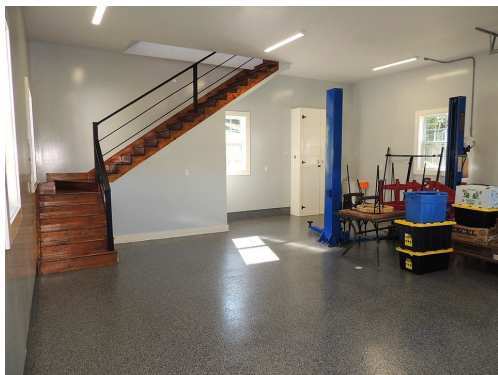
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