

Client View - Residential



MLS #	202020089	# of Beds	4
PID #	60643897	Master on Main Floor?	Yes
Add'l PID	Y	Full Baths	2
Listing Status	ACTIVE	Half Baths	0
Selling Price		Building Age	1988
Address	25 River Hill Lane Middle Lahave NS B0J 2C0	Total Fin SqFt (TLA)	2,372
		Square Footage (MLA)	1,872
		Building Dimensions	32.5 x 32.5
County	LUNENBURG	Lot Size	2.38 acres
Type	Single Family	Garage	Y
Style	Detached	Garage Details	single, attached, wired (30 x 16.4)
Waterfront	Y	Parking Details	gravel driveway with parking for multiple vehicles
Frontage	32.00 Feet	Zoning	RES
Prop Knwn As/Bdy of Water:	Lahave River	Rental Income	
Restr/Prot Covenants	N		

Listing Price \$585,000

Virt Tour URL

Directions to Property

FROM LUNENBURG: Take the Grimm Road from Lunenburg to the Lahave River. When you come to the river at the end of the Grimm Rd, turn right onto Hwy 332 and continue 1.6 km and look for the large gravel driveway on your right just before the Wilkies Cove Rd sign. Follow the driveway up to the very top and look for the

Property Overview

A Masterpiece of Taste & Style, Colour & Texture. Look closely at the attention to detail in every square inch of this home...every fixture & finish choice was executed with thought & purpose, culminating in this work of art anyone would be proud to call 'Home'. A sophisticated colour palette is further enhanced by professionally applied Venetian plaster & paint treatments. Complementing these fine finishes are natural elements like the ledgerstone fireplace, rough sawn beams & live edge countertop. The designer kitchen with a large island anchors the open plan main living area while large windows ensure natural light & river vistas. The well-designed home features a convenient main floor bedroom & full bath with 3 additional bedrooms & full bath upstairs, including a house-wide Master w/ sun catching Juliet balcony. For Romeo, there's plenty of puttering space in the lower level family room or in the attached garage. Better yet...take advantage of the 2-storey outbuilding w/ studio loft. As beautiful as this home is inside, you'll still be drawn outside to enjoy delightful outdoor spaces, such as the expansive deck, pergola covered summer living room, shady stone patio set into the trees, or the firepit at the edge of the hill. Even the approach to the property along the winding gravel drive through dappled light and white birches makes you feel like you're about to discover something special. At the crest of the hill the 2.4 acres of this magical property unfolds before you with sprawling level lawns, colourful gardens, trees & flowering shrubs. The centrepiece is the home, perfectly positioned to capitalize on the ideal southerly aspect & the elevated river views

Room Sizes

Kitchen	Main Floor	18.1 x 15.9	Workshop	Lower Level	& Utility Room - 12.10 x 11.8
Living Room	Main Floor	w/ Dining - 19 x 13			
Bedroom	Main Floor	14.6 x 11			
Bath 1	Main Floor	8.10 x 7.6 (4-pc)			
Laundry	Main Floor	& Mudroom - 10.9 x			
Master Bedroom	2nd Level	7			
Bath 2	2nd Level	24 x 11 + 12.5 x 5.6			
Bedroom	2nd Level	, less jog			
Bedroom	2nd Level	8.6 x 7.8 (3-pc)			
Family Room	Lower Level	12.3 x 11.3, less jog			

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	2 Storey, Cape Cod
PROPERTY SIZE	1 to 2.99 Acres
BASEMENT	Full, Partially Developed, Walkout
FOUNDATION	Concrete
EXTERIOR FINISH	Wood Siding
ROOF	Asphalt Shingle
FLOORING	Ceramic, Softwood, Tile
HEATING/COOLING TYPE	Baseboard, Fireplace, Hot Water
FUEL TYPE	Oil, Wood
WATER SOURCE	Drilled Well
SEWAGE DISPOSAL	Septic
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

GARAGE	Attached, Single
DRIVEWAY/PARKING STRUCTURES	Gravel, Parking Spaces(s)
FEATURES	Deck, Patio, Barn
APPLIANCES INCLUDED	Balcony, HRV (Heat Rcvry Ventln), Wood Fireplace
	Stove, Dishwasher, Dryer, Washer, Refrigerator, Water Softener
RENTAL EQUIPMENT	None
WATER FRONTAGE	Across Road, River
WATER ACCESS/VIEW	Access: River Front, View: River
LAND FEATURES	Landscaped, Level, Sloping/Terraced, Year Round Road



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.

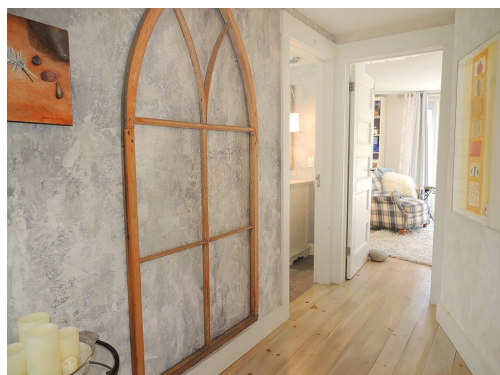
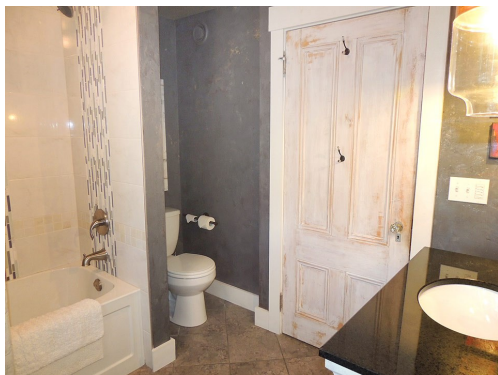
MLS # 202020089
List Price \$585,000
Status: ACT
Class: RE

Address 25 River Hill Lane
Community MIDDLELAH
Province NS
Postal Code B0J 2C0

Listing Office:
Red Door Realty (Lunenburg)



Data provided by the Nova Scotia Association of REALTORS®.



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