

Client View - Residential



MLS #	202021115	# of Beds	2
PID #	60196177	Master on Main Floor?	Yes
Add'l PID		Full Baths	1
Listing Status	ACTIVE	Half Baths	2
Selling Price		Building Age	81
Address	2630 Highway 332 Bayport NS B0J 2X0	Total Fin SqFt (TLA)	1,914
		Square Footage (MLA)	1,914
		Building Dimensions	30.3 x 44.6
County	LUNENBURG	Lot Size	29,285 sq ft (.67 acres)
Type	Single Family	Garage	Y
Style	Detached	Garage Details	single, detached, wired
Waterfront	N		
Frontage			
Prop Knwn As/Bdy of Water:		Parking Details	paved circular driveway
Lower South Cove			
Restr/Prot Covenants		Zoning	Rural/Residential
		Rental Income	

Listing Price \$348,000



Virt Tour URL

Directions to Property

FROM LUNENBURG: Follow Hwy-332 West toward Riverport. From the intersection of Hwy-332 and Hwy-3 at the edge of town, continue 7.5km and immediately past the Bayport Wharf Rd, take the first driveway on your right. Realty sign posted.

Property Overview

This charming cottage-style home graciously positioned on its level and beautifully landscaped lot is a painter's delight. Framed by majestic hardwoods & a wrap-around paved drive, the 1900 s-f home is surrounded by beautiful flowering shrubs & perennial gardens and features wonderful spaces inside & out, starting with the house-wide 3-season sunroom that welcomes you with its wall of windows showcasing pretty views of the sheltered cove through mature ash trees. An open plan Living/Dining area with propane fireplace extends to a cheery sun-soaked kitchen with adjoining laundry nook at the back of the house. Wide patio doors from the kitchen provide access to a sprawling back deck which basks in afternoon sunshine and enjoys late day sunsets over the fields behind the house -- the perfect venue for large family BBQs or quiet relaxation time with a cool drink or a good book...there's even a retractable awning to provide shade on those hot summer afternoons. Enjoy main level living with a good-sized Bedroom with 2-piece ensuite & walkin closet, plus a newly renovated 4-piece bath, all on the first floor. Upstairs, the second level is an open & inviting space. You could make the whole thing a lavish master suite (there's currently a 2-pc bath which could easily be expanded to full ensuite) but the versatile space could also serve as a family room, hobby room, home office, or all of the above. The expansive, high & dry basement is ideal for storage & workshop space, and if you need more, the matching wired garage across the drive is the answer. The .67 acre lot is just enough to not be a maintenance demand, yet sufficient to provide private spaces like the

Room Sizes

Living Room	Main Floor	29.2 x 7.3
Sun Room	Main Floor	& Dining Room -
Kitchen	Main Floor	22.3 x 13
OTHER	Main Floor	15.4 x 12.9
Master Bedroom	Main Floor	Laundry Nook - 7 x
Ensuite Bath 1	Main Floor	3.8
OTHER	Main Floor	15 x 10
Bath 2	Main Floor	6.10 x 4 (2-pc)
OTHER	2nd Level	Walkin Closet - 6.10
Bath 3	2nd Level	x 5.7

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	1.5 Storey, Bungalow
PROPERTY SIZE	0.5 to 0.99 Acres
BASEMENT	Full, Undeveloped
FOUNDATION	Concrete
EXTERIOR FINISH	Wood Shingles
ROOF	Asphalt Shingle
FLOORING	Ceramic, Hardwood, Softwood, Tile
HEATING/COOLING TYPE	Fireplace, Forced Air, Furnace
FUEL TYPE	Oil, Propane
WATER SOURCE	Drilled Well
SEWAGE DISPOSAL	Septic
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

GARAGE	Detached, Single, Wired
DRIVEWAY/PARKING	Circular, Paved
STRUCTURES	Deck, Patio
FEATURES	Ensuite Bath, Propane Fireplace
APPLIANCES INCLUDED	Cooktop - Electric, Oven - Electric, Dishwasher, Dryer, Washer, Refrigerator, Water Softener
RENTAL EQUIPMENT	Propane Tank
WATER ACCESS/VIEW	View: Bay, View: Ocean
LAND FEATURES	Landscaped, Level, Year Round Road



COMPLIMENTS OF:

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



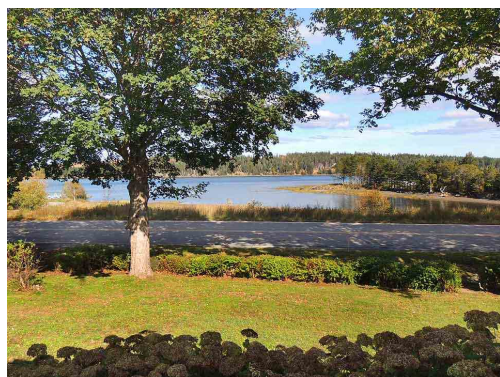
Listed By: Red Door Realty (Lunenburg)

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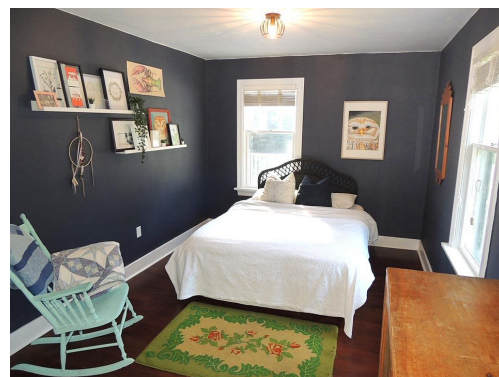
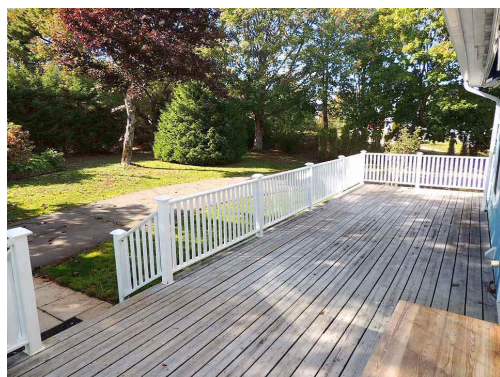
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List Price \$348,000
Status: ACT
Class: RE

Address 2630 Highway 332
Community BAYPORT
Province NS
Postal Code B0J 2X0

Listing Office:
Red Door Realty (Lunenburg)



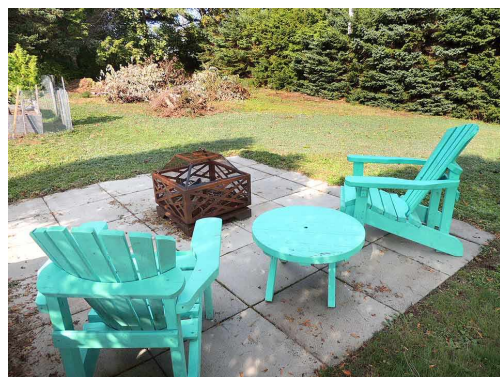
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