## Client View - Residential



Listing Price \$315,000

Virt Tour URL

MLS # 202107364 # of Beds Master on Main Floor? PID# 60354990 Add'l PID Full Baths Listing Status **ACTIVE** Half Baths Year Built Unknown Yes

Selling Price Building Age 130

Address 95 Huey Lake Road Total Fin SqFt (TLA) 1,450 West Dublin NS BOR 1C0 Square Footage (MLA) 1,450 Building Dimensions 29' x 25' LUNENBURG County

Single Family Type Lot Size 1.5 acres Style Detached

Waterfront Garage

Frontage Garage Details 2-storey barn/garage (24'5" x Prop Knwn As/Bdy of Water:

20'5")

Restr/Prot Covenants N Parking Details paved driveway for multiple

. vehicles New Construction N Construction Status RES Zoning

Rental Income

**Directions to Property** 

FROM BRIDGEWATER: Follow Hwy 331 (Lighthouse Route) from Bridgewater along the Lahave River to West Dublin (approx. 22 km, 20 mins). At the West Dublin Presbyterian Church, turn Right onto Huey Lake Rd. House is 450 meters up Huey Lake Road, driveway on the Left. Realty sign posted.

## **Property Overview**

THE LAHAVE LIFESTYLE! -- Not only will you love this darling century home, you will relish the Lahave Lifestyle. Let's begin with the house, which offers all the quality & charm of that by-gone era. The delightful interior has been beautifully renovated from top-to-bottom w/ refinished wide-plank floors, exposed beams, & period features from every angle. There's great flow through the main level w/ a semi-open plan & a convenient main floor 1/2 bath. Upstairs are 3 bedrooms, laundry closet, a newly renovated & spacious modern bathroom, and at the end of the hall you'll find a little nook in the 'bump', the perfect spot for an afternoon with a good book. Outside the setting is just as lovely with 1.5 acres of lawn, flowering shrubs, old roses & mature trees, & a house-wide back deck to enjoy it all. For the handyman (or woman) there's a sturdy 2 storey barn offering great workshop & storage space plus a handy wood shed. Now to that LaHave Lifestyle...This special stretch of the South Shore offers a relaxed pace & stunning natural environment that will nurture your soul. The coastline from the village of Lahave to Petite Riviere is a popular community of seasonal & year-round residents, artist & entrepreneurs. The area boasts 3 of the province's most spectacular beaches along with the fascinating Lahave Islands archipelago. This home is located a stone's throw up the Huey Lake Road in the seaside Hamlet of West Dublin, just minutes from a number of delightful small businesses which anchor the

Room Sizes							Schools	
Dining Room Living Room Kitchen OTHER Bath 1 Primary Bedroon Bedroom Bedroom Bath 2		13'4" x 14'6" 10' x 9'6" 20' x 8'6" less jog Breakfast Nook - 5' x 8' 4'5" x 3'10" (2-pc) 14' x 10'4" 11'6" x 10'10" 10'4" x 9'3"	Laundry	2nd Level	5'7" x 4'5"	Elementary Middle/Jr High Fr Imm Elementary Fr Imm Middle/Jr Fr Imm High Other	Petite Riviere Elementary School Hebbville Academy Park View Education Centre	
OTHER	2nd Level	11'10" x 10'10" (4					Condo	
Mobile/Mini Mobile/Leased L Land Status	and Fees					Monthly Condo Fee Condo Fee Includes Plus Den Y/N In Suite Laundry Pet Friendly		

Land Status Pet Friendly

BUILDING STYLE 2 Storey PROPERTY SIZE 1 to 2.99 Acres

BASEMENT Crawl Space, Undeveloped, Walkout

**FOUNDATION** Stone EXTERIOR FINISH Wood Siding Asphalt Shingle ROOF **FLOORING** Softwood

HEATING/COOLING TYPE Forced Air, Furnace, Stove

**FUEL TYPE** Oil, Wood WATER SOURCE **Drilled Well** SEWAGE DISPOSAL Septic

Cable, Electricity, High Speed Internet, Telephone UTILITIES

GARAGE Detached, 1.5

DRIVEWAY/PARKING Parking Spaces(s), Paved STRUCTURES

Barn, Shed **FEATURES** Wood Stove(s)

APPLIANCES INCLUDED Stove, Dishwasher, Dryer, Washer, Refrigerator

RENTAL EQUIPMENT None

LAND FEATURES Landscaped, Level, Year Round Road

No. of Parking Spaces

COMMUNITY FEATURES School Bus Service, Place of Worship, Beach



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Listed By: Red Door Realty (16940)



MLS# 202107364 Address 95 Huey Lake Road **List Price** \$315,000 Community WESTDUBLI Status: ACT Province NS

Postal Code B0R 1C0

**Listing Office:** 

Red Door Realty (16940)



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Class:























Data provided by the Nova Scotia Association of REALTORS®.

MLS # 202107364

**PID #** 60354990

























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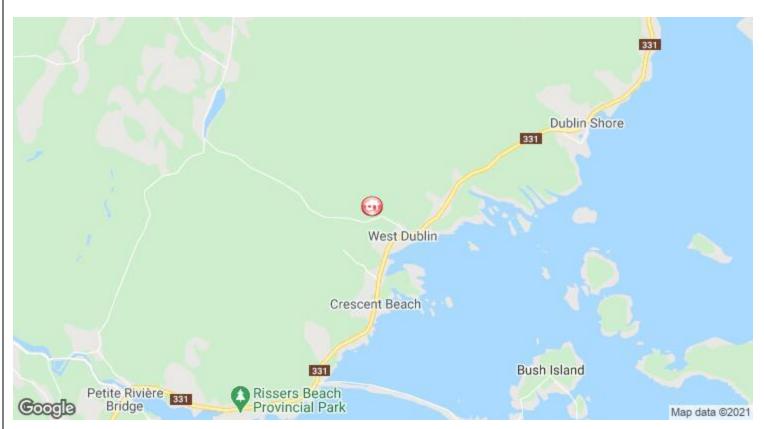












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