

Client View - Residential



MLS #	202112971	# of Beds	4
PID #	60186335	Master on Main Floor?	
Add'l PID		Full Baths	1
Listing Status	ACTIVE	Half Baths	1
Selling Price		Building Age	131
Address	202 North Side Road Riverport NS B0J 2W0	Year Built	Unknown
County	LUNenburg	Total Fin SqFt (TLA)	1,880
Type	Single Family	Square Footage (MLA)	1,880
Style	Detached	Building Dimensions	30.10 x 26.10 plus bays
Waterfront	N	Lot Size	15,000 sq ft (.34 acres)
Frontage		Garage	Y
Prop Knwn As/Bdy of Water:	Ritcey's Cove / Lahave River	Garage Details	single detached
Restr/Prot Covenants	N	Parking Details	paved driveway
New Construction	N	Zoning	RES
Construction Status		Rental Income	

Listing Price \$392,000

Virt Tour URL

Add'l Virt Tour



Directions to Property

From Lunenburg: Follow Hwy-332 toward Riverport. About 12 kms outside of Lunenburg turn right onto North Side Rd. Continue about 1km and watch for civic #202 on your right. Realty sign posted.

Property Overview

STOP DREAMING...START LIVING! -- Dreaming of escaping the rat race for a simpler life? This quintessential century home in a quiet country setting is sure to brighten your day & put a smile on your face. Thoroughly renovated & updated in recent years, this the ideal abode for a comfortable & worry-free lifestyle. The home faces south & enjoys brilliant natural light, and interior spaces achieve a sense of volume with their high ceilings, large windows & neutral colour palette. The pretty front parlour is adorned with its wonderful original tin ceiling & newer custom stained-glass panels. The thoughtfully designed kitchen includes a little breakfast nook to savour morning coffee. The main floor also features a cozy den & a dining room with walkout to a private little back deck. A convenient main level powder room with laundry and access to the very tidy basement complete the main level. There are 4 bedrooms upstairs, a bright family bathroom, and a sunny dormer sitting area with pretty views out to Ritcey's Cove with the Lahave River in the distance. The walk-up attic provides easy access to terrific storage, or great development potential for some really cool added living space! The very manageable yard has 3 handy outbuildings: a tidy garden shed, a serviceable garage & a delightful little studio/workshop building. There's room for all your hobbies & recreational equipment which you'll need to take full advantage of the nearby beaches & hiking trails. It's a 5-min bike ride to the popular Rose Bay

Room Sizes

Dining Room	Main Floor	14.8 x 12.4	Bedroom	2nd Level	11.9 x 11.1 less
Living Room	Main Floor	12.9 x 11.1 less jog	OTHER	2nd Level	jog
Kitchen	Main Floor	19.8 x 11 less jogs	Bath 2	2nd Level	'Bump' Sitting
Den/Office	Main Floor	12.6 x 11.5			Nook-10.4 x 5.4
Laundry/Bath	Main Floor	8.9 x 4.6 (2-pc)			11 x 5.3 (4-pc)
Mud Room	Main Floor	8.5 x 5 less jogs			
Porch	Main Floor	6.6 x 3.1			
Bedroom	2nd Level	12.6 x 11.10			
Bedroom	2nd Level	12.4 x 11.3			
Bedroom	2nd Level	10.8 x 8.5 plus jogs			

Schools

Elementary	Bluenose Academy
Middle/Jr	Bluenose Academy
High	Park View Education Centre
Fr Imm Elementary	Centre scolaire de la Rive Sud
Fr Imm Middle/Jr	Centre scolaire de la Rive Sud
Fr Imm High	Centre scolaire de la Rive Sud
Other	South Shore Waldorf

Condo

Monthly Condo Fee
Condo Fee Includes
Plus Den Y/N
In Suite Laundry
Pet Friendly
No. of Parking Spaces

Mobile/Mini

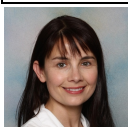
Mobile/Leased Land Fees
Land Status
Pet Friendly

BUILDING STYLE	2 Storey
PROPERTY SIZE	Under 0.5 Acres
BASEMENT	Full, Undeveloped, Walkout
FOUNDATION	Stone
EXTERIOR FINISH	Wood Siding
ROOF	Asphalt Shingle
FLOORING	Laminate
HEATING/COOLING TYPE	Baseboard, Ducted Cooling, Heat Pump -Ducted
FUEL TYPE	Electric
WATER SOURCE	Dug, Well
SEWAGE DISPOSAL	Septic
UTILITIES	Cable, Electricity, High Speed Internet, Telephone

GARAGE	Detached, Single
DRIVEWAY/PARKING	Paved
STRUCTURES	Deck, Shed
FEATURES	Electric Fireplace
APPLIANCES INCLUDED	Stove, Dishwasher, Dryer, Washer, Freezer - Chest , Refrigerator
RENTAL EQUIPMENT	None
WATER ACCESS/VIEW	View: Bay, View: Ocean, View: River
LAND FEATURES	Landscaped, Level, Year Round Road

COMPLIMENTS OF:

Cynthia Dial - Main: 902-298-0332
cindy@reddoorrealty.ca
Red Door Realty (16940)



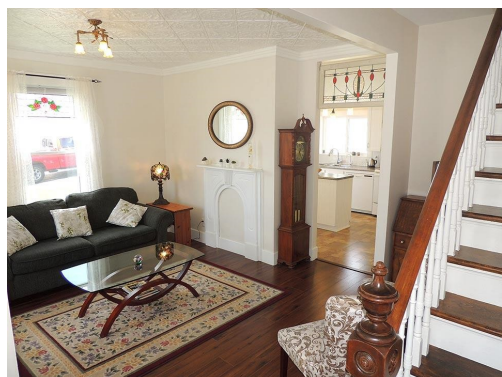
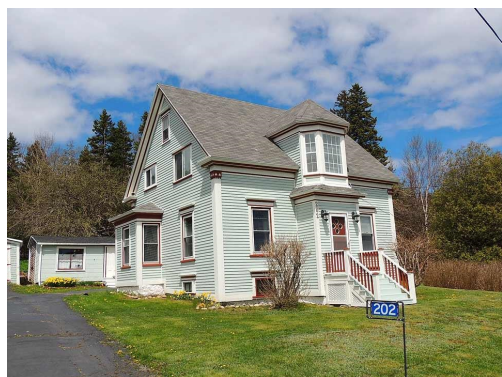
Listed By: Red Door Realty (16940)

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

MLS # 202112971
List Price \$392,000
Status: ACT
Class: RE

Address 202 North Side Road
Community RIVERPORT
Province NS
Postal Code B0J 2W0

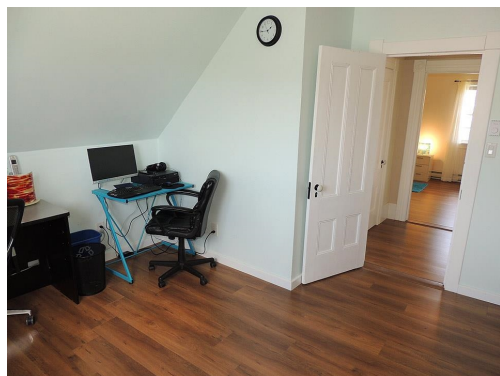
Listing Office:
Red Door Realty (16940)



Data provided by the Nova Scotia Association of REALTORS®.

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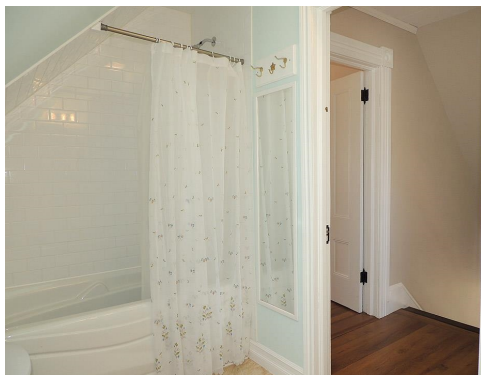
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