

**5574 Highway 332
Middle Lahave
\$574,000**

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**Cynthia Dial
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List Office: Red Door Realty(Lunenburg)

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.



MLS Client View - RESIDENTIAL

MLS #	202403022	Number of Bedrooms	3
PID #	60240686	Primary On Main Floor?	
Additional PID?	No	Full Baths	1
Total Lot Size SqFt	19786.00	Half Baths	1
Type	Single Family	Building Age	173
Listing Status	ACTIVE	Year Built Unknown	
Listing Price	\$574,000	Total Fin SqFt (TLA)	2,266
Selling Price		Square Footage (MLA)	2,266
Address	5574 Highway 332 Middle Lahave NS B4V 3E2	Building Dimensions	32.6 x 24.8 + 20.6 x 16.7
Style	Detached	Lot Size	
New Construction Y/N	No	Garage	No
		Waterfront	No

Virt Tour URL Add'l Virt Tour 1 URL

Directions to Property

On the Lahave River, Highway 332 (Lighthouse Route) between Ferry Rd and Grimm Rd. Realty sign posted.

Closing Date

General Property Information:

Water Frontage		Elementary School	Bluenose Academy	ROOM TYPE	LEVEL	ROOM DIMENSIONS
Meas		Middle/Jr School	Bluenose Academy	Living Room	Main Floor	16.3 x 13.4
Water Frontage		High School	Park View Education Centre	Dining Room	Main Floor	16.3 x 13.4
Units		Fr Imm Elementary School	Bluenose Academy (Pr - Grade 9)	Kitchen	Main Floor	19.3 x 15.3
Inclusions	fridge, stove, dishwasher, washer & dryer, 3 electric fireplaces (dining room, primary & yellow BRs), black	Fr Imm Middle/Jr School	Bluenose Academy (Pr - Grade 9)	Den/Office	Main Floor	11.1 x 9.5
Condo Info		Fr Imm High School	South Shore Waldorf	Foyer	Main Floor	15.2 x 6.6
		Other		Laundry/Bath	Main Floor	9.5 x 6.2 (2-pc)
		Garage Details		OTHER	2nd Level	Landing/Sitting Rm:16.4 x 10.8
		Parking Details	two gravel driveways	OTHER	2nd Level	15.3 x 13.3
		Rental Income		Bedroom	2nd Level	Walkin Closet: 15.3 x 5.7
		Mobile/Mini Info		Bedroom	2nd Level	12.3 x 11.3 plus jog
				OTHER	2nd Level	11.2 x 10.8 plus jog
				Bath 2	2nd Level	Studio: 12 x 8.4 plus jog
						6.8 x 5.8 + 6 x 5.6 (4 -pc)

Property Overview

A RIVER HOUSE WITH SYTLE! -- Tired of that same old 'greige' you see in every home these days? Then you'll be inspired by this very stylish home which looks straight from the pages of a designer magazine. Fresh & cheery colours coupled with heritage details create a sophisticated yet inviting atmosphere with pleasant surprises around every corner. There's nothing cookie-cutter about this one! The interior tells a story of height and light. You'll love how sunshine reflects off the sparkling blue waters out your windows and illuminates a living space featuring wonderfully large & interesting principal rooms. You'll also be impressed by the ceiling height overhead, and the beautifully refinished original wood floors underfoot. Upstairs, a spacious primary bedroom with windows on 3 sides features a clever walk-thru closet behind the headboard wall. 2 more bedrooms at the front of the house enjoy ever changing river views, and the cozy upper landing is the perfect place to relax with a great book. A handy studio/office room and a stylish 4-piece bath complete the upper quarters. Outside, 3 distinct sitting areas on 3 different sides of the house allow you to chase the sunlight from dawn til dusk: step out of the kitchen for your morning coffee on the back deck; bask in the afternoon sun and watch the boats go by from the side deck; and enjoy sunsets over the river while dining al fresco on the front deck. The quiet & private back yard includes a fire-pit area at the back & a charming wired garden shed for all your yard & garden tools. If you've got an artist's eye, none of these details will have escaped you while browsing the photos, and you will have also noticed

Energuide Info: EnerGuide Rating? EnerGuide Rating (GJ/Year) Date EnerGuide Obtained

Property Features

BUILDING STYLE	2 Storey	DRIVEWAY/PARKING	Gravel, Multiple Driveways
PROPERTY SIZE	Under 0.5 Acres	STRUCTURES	Deck, Shed
BASEMENT	Crawl Space, Partial, Undeveloped, Walkout	FEATURES	Gas Stove(s), Electric Fireplace
FOUNDATION	Poured Concrete, Stone	APPLIANCES INCLUDED	Range - Gas, Dishwasher, Dryer, Washer, Refrigerator
EXTERIOR FINISH	Wood Siding	RENTAL EQUIPMENT	PRPTK
ROOF	Asphalt Shingle	WATER ACCESS/VIEW	View: River
FLOORING	Ceramic, Hardwood, Laminate, Softwood, Tile, Vinyl	LAND FEATURES	Landscaped, Year Round Road
HEATING/COOLING TYPE	Baseboard, Fireplace, Forced Air, Furnace, Stove		
FUEL TYPE	Electric, Oil, Propane		
WATER SOURCE	Drilled Well		
SEWAGE DISPOSAL	Septic		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		

COMPLIMENTS OF: Cvnthia Dial



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cindv@reddoorrealty.ca
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Listing Office Red Door Realty(Lunenburg)

MLS # 202403022

Address 5574 Highway 332

Listing Office:

List Price \$574,000

Community MIDDLELAH

Red Door Realty(Lunenburg)

Status: ACT

Province NS

Class: RE

Postal Code B4V 3E2



Data provided by the Nova Scotia Association of REALTORS®.

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