



Price: **\$339,900**

Status: **Active**

MLS® #: **60239175**

Legal Descr.:

Address: **18 NAUGLERS DIVERSION**

City: **UPPER LAHAVE, B4V 7V8**

Prop known as: **LAHAVE RIVER**

Side of Road:

Lot Size: **16,000 SQ FT**

Shore Frontage: **165.00**

Sq. Footage (MLA): **1,685**

Total Fin SqFt.(TLA): **1,685**

Building Dimensions: **28.7 X 24.7 + 16 X 13.4**

District: **SS DILUN**

Sub-Dist: **B3**

Zoning: **RES**

Sec. School: **PARK VIEW EDU CENTRE**

Elem Schl: **BLUENOSE / WALDORF**

Possession: **NEGOTIABLE**

Overview

RIVERSIDE REVERIE... The conversion of this charming century home has been Thorough & Thoughtful. New wiring, new plumbing, new insulation, new windows, new kitchen, new bathrooms, new well & septic...Gosh, that IS Thorough! Yet none of the charm of this Lahave River home has been lost in making it more functional & energy efficient...How Thoughtful! Contemporary interior contrasts with the traditional shingled exterior. A modern kitchen with large island adjoins Dining Room and opens to a bright Living area with French doors to a riverside verandah stretching the length of the house for maximum enjoyment of the lovely riverside setting. BBQ anyone? Main floor half bath/laundry room; 3 good sized bedrooms & beautiful sleek main bath upstairs; large sturdy garage/workshop building steps from the back door. 165' of seawall protected shoreline with lofty pines framing the sheltered little cove that just begs for the canoe. Riverside Renovation to Riverside Reverie, just 5 mins into Bridgewater!

Directions

From Bridgewater, follow Hwy-3 4.5 km outside of town, then right on Route 332 towards Riverport. Drive 800m to Naugler's Diversion on right. Realty sign posted.

Type: Single Family	Heating: Electric, Baseboard	Exterior: Shingles, Wood
Style: 2 Level, Detached	Garage Type: Detached, 1.5	Driveway: Paved
Title to Land: Freehold	Water: Drilled Well	Foundation: Undeveloped, Partial, Crawl, Stone, Walkout
Property Size: Under 0.5 Acres	Sewer: Septic	Features: Deck/Patio, See Remarks, HRV (Heat Recovery Ventilator)
Land Features: Cleared, Landscaped, Sloping/Terraced, Waterfront	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: Asphalt Shingle
Access/View: Access: River Front, Access: Boat, Access: Year Round Road, View: River	Rental Equipm.: None	Flooring: Carpet, Hardwood, Ceramic/Porcelain

Inclusions

Fridge, Stove, Dishwasher, Range Hood

Bedrooms: 3	Sign: Yes	HST: Yes	Garage: Yes	Gar.Details: DETACHED SINGLE-PLUS (30' X 20')
Bathrooms: 1 \ 1	Lockbox: Yes	PCDS: Yes		
Rental Income: OL	Road: Public	Matrim.: Yes		
Building Age: OL	CSA #: 0	Serial #: 0	Water Access: Yes	Water: RIVER FRONT
	Migrated: Yes			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	13.9X11.3 + 7.6X3.7	2ND FLOOR	MASTER BEDROOM	16.10 X 9.2
MAIN FLOOR	DINING ROOM	14.8 X 11.5	2ND FLOOR	OTHER	5.11 X 5.9 - WALK-IN
MAIN FLOOR	KITCHEN	12.5 X 11.5	2ND FLOOR	BEDROOM	11.6 X 10.2
MAIN FLOOR	FOYER	11.1 X 5.9	2ND FLOOR	BEDROOM	13.7X8.11 + 6.4X2.8
MAIN FLOOR	BATH (# pieces 1-6)	8.7 X 4.10 + LAUNDRY	2ND FLOOR	BATH (# pieces 1-6)	9.5 X 6.10
MAIN FLOOR	OTHER	11.10 X 6.5+4.9 X6.7	2ND FLOOR	OTHER	10.10 X 3.7 - HALL

Listing Office: **COASTAL WINDS REALTY LTD. - 14238**



Compliments of: **CYNTHIA DIAL: 902-298-0332**

E-mail: info@OceanHomesNovaScotia.com

Website: <http://OceanHomesNovaScotia.com>

Company Name: **COASTAL WINDS REALTY LTD. - 14238: 902-640-3355**



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