



Price:	\$288,000	MLS® #:	60238342
Status:	Active		
Legal Descr.:			
Address:	13528 HWY 3		
City:	DAYSPRING, B4V 5P1		
Prop known as:	LAHAVE RIVER		
Side of Road:			
Lot Size:	25,833 SQ FT (.6 ACRES)	District:	SS DILUN
Shore Frontage:		Sub-Dist:	B3
Sq. Footage (MLA):	1,778	Zoning:	RES
Total Fin SqFt.(TLA):	1,778	Sec. School:	PARK VIEW EDU CENTRE
Building Dimensions:	32' X 25' 8" + 15' X 9"	Elem Schl:	BLUENOSE / WALDORF
Possession:	NEGOTIABLE		

Overview	Like a storybook cottage, the charming Stone House in Dayspring captures the imagination. This immaculately kept property enjoys lovely river views and nearby access to the Lahave River boat launch. Inside, the whimsical exterior character is echoed by a matching stone fireplace w/ propane insert and arched doorways. Sunroom addition w/ windows on 3-sides is perfect for studio/office, home gym, or indoor gardening. Master Bedroom features a balcony for soaking up the river views & afternoon sun. 3 more cozy bedrooms including one adjoining the Master, ideal as dressing room, nursery, or potentially an ensuite. Thoughtfully & extensively renovated over the past 10 years w/ updated kitchen, bamboo flooring, built-in book cases & new windows. Beautifully landscaped w/ pretty gardens, private back yard, & a paved circular driveway that loops between the back of the house with its handy covered portico and the double garage w/ loft. Make this your Fairy Tale! Just 5 mins from Bridgewater.
Directions	FROM BRIDGEWATER: Follow Highway-3 (Lahave St) out of Bridgewater towards Dayspring. House is on left just before the public boat launch/picnic park. Civic #13528. Realty sign posted.

Type:	Single Family	Heating:	Oil, Propane, Hot Water, Radiator	Exterior:	Shingles, Wood, Stone
Style:	2 Storey, Detached	Garage Type:	Detached, Double, Wired	Driveway:	Circular, Paved
Title to Land:	Freehold	Water:	Dug Well	Foundation:	Concrete, Undeveloped, Full
Property Size:	0.5 -0.99 Acres	Sewer:	Septic	Features:	Deck/Patio, Fireplace(s), See Remarks
Land Features:	Level, Landscaped	Services:	Electricity, Telephone, Cable, High Speed Internet	Roof:	Asphalt Shingle
Access/View:	Access: Year Round Road, View: River	Rental Equipm.:	Propane Tank	Flooring:	Cushion/Lino, Hardwood, Laminate, Softwood

Inclusions	fridge, cooktop, wall oven, dishwasher, washer & dryer, air-conditioner, garage electric winch, rain barrels, window treatments
Exclusions	

Bedrooms:	4	Sign:	Yes	HST:	NO	Garage:	Yes	Gar.Details:	DOUBLE, DETACHED W/ LOFT, NEW IN 2008 (28' X 24')
Bathrooms:	1 \ 1	Lockbox:	Yes	PCDS:	Yes				
Rental Income:		Road:	Public	Matrim.:					
Building Age:	74	CSA #:	0	Serial #:	0				
		Migrated:	Yes			Water Access:	No	Water:	
								Building Colour:	STONE, CEDAR SHINGLE

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	23.10 X 11.8 (W DR)	2ND FLOOR	MASTER BEDROOM	13.6 X 11.9
MAIN FLOOR	DEN/OFFICE	11.7 X 11.6	2ND FLOOR	BEDROOM	10.10 X 10.3
MAIN FLOOR	KITCHEN	11.8X10.2 + 7.9X6.3	2ND FLOOR	BEDROOM	12 X 11.10
MAIN FLOOR	OTHER	14.4 X 8.7 (SUNROOM)	2ND FLOOR	BEDROOM	11.9 X 11
MAIN FLOOR	FOYER	10 X 5.11	2ND FLOOR	BATH (# pieces 1-6)	8.4 X 4.6
MAIN FLOOR	BATH (# pieces 1-6)	5.8 X 2.10 (1-PC)	2ND FLOOR	OTHER	5.10 X 5.5 (NOOK)

Betterment Charges:		
Condo Fee:	0	Condo Corp #:
		Mobile/Leased Land F: 0
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**



Information on this site is distributed by the NSAR. The information provision and inputting of that information is done by members of NSAR. NSAR accepts no responsibility for its content and accuracy.