



Price:	\$229,000	MLS® #:	60382298
Status:	Active		
Legal Descr.:			
Address:	88 FOREST HILL RD		
City:	BRIDGEWATER, B4V 2X6		
Side of Road:			
Lot Size:	17,374 SQ FT	District:	SS DILUN
Water frontage:		Sub-Dist:	C1
Sq. Footage (MLA):	1,040	Zoning:	LDR
Total Fin SqFt.(TLA):	1,795	Sec. School:	BRIDGEWATER HIGH
Building Dimensions:	36.5 X 28	Elem Schl:	BRIDGEWATER ELEM.
Possession:	NEGOTIABLE		

Overview	Designer Style, Park-like Setting. Tastefully designed "live-on-1-level" bungalow tucked into the trees in a quiet neighbourhood. Beautiful 3 bed/2.5 bath home w/ contemporary open-concept living/dining/kitchen areas that flow seamlessly under cathedral ceilings, every window looking out onto greenery... just try to spot a neighbor! Kitchen has plenty of cupboard/counter space, SS appliances, & walkout to upper deck – great for BBQs or morning coffees. Also on main level is Master w/ full ensuite, plus 2 more bedrooms & main bath. Downstairs, enjoy additional living space featuring family room w/ dbl French door walkout to lower deck. Comfy den is the ideal media room or that coveted "man-cave". Also on lower level is an office & lg half bath (w/ potential for tub/shower), utility room, & handy storage room w/ its own outside entry. Stylish & Energy-Smart, w/ efficient heat pump – cozy winters, air-conditioned summers. Dbl lot with w/ parking for 2 cars. A stone's throw from NSCC campus.
Directions	Follow High Street and turn onto Anne St (across from Court House). Property located at bottom of Anne St where Forest Hill Rd begins. Civic #88, Realty Sign Posted.

Type:	Single Family	Heating:	Electric, Forced Air, Heat Pump	Exterior:	Vinyl
Style:	Bungalow, Detached	Garage Type:		Driveway:	Double, Gravel
Title to Land:	Freehold	Water:	Municipal	Foundation:	Concrete, Full, Fully Developed, Walkout
Property Size:	Under 0.5 Acres	Sewer:	Municipal	Features:	Deck/Patio, Central Air, Ensuite, HRV (Heat Recovery Ventilator), See Remarks
Land Features:	Wooded/Treed, Partial Landscaped, Partial Cleared	Services:	Electricity, Telephone, Cable, High Speed Internet	Roof:	Asphalt Shingle
Access/View:	Access: Year Round Road	Rental Equipm.:	None	Flooring:	Carpet, Hardwood, Ceramic/Porcelain
Water Frontage:					

Inclusions	Fridge, Stove, Dishwasher, Washer, Dryer
Exclusions	

Bedrooms:	3	Sign:	Yes	HST:	NO	Garage:	No	Gar.Details:	GRAVEL DRIVEWAY WITH PARKING FOR TWO VEHICLES
Bathrooms:	2 \ 1	Lockbox:	Yes	PCDS:	Yes				
Rental Income:	NO	Road:	Public	Matrim.:					
Building Age:	6-10	CSA #:	0	Serial #:	0				
		Migrated:	Yes			Waterfront:	No	Water:	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	DINING COMBO 15 X 14	LOWER LEVEL	FAMILY ROOM	19 X 13
MAIN FLOOR	KITCHEN	13 X 10	LOWER LEVEL	DEN/OFFICE	12.5 X 6.5
MAIN FLOOR	MASTER BEDROOM	14 X 12.5	LOWER LEVEL	DEN/OFFICE	123.5 X 6.5
MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	7.5 X 5.5	LOWER LEVEL	BATH (# pieces 1-6)	14 X 5.5
MAIN FLOOR	BEDROOM	12.5 X 8.5	LOWER LEVEL	STORAGE	14 X 7
MAIN FLOOR	BEDROOM	9 X 9	LOWER LEVEL	UTILITY	13 X 13
MAIN FLOOR	BATH (# pieces 1-6)	7.5 X 5			

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