

5888 Highway 331, Petite Riviere



Runnymede Farm in Pretty Petite Riviere

\$199,000

Looking for a lifestyle change? Want to get away to the country? Well, here's a hobby farm that is priced-to-renovate to your own image of The Good Life. Classic 1843 Lunenburg farmhouse with expansive 1998 wing, character barn, road-side art studio or retail shop, another workshop building, duck pond and 1.7 acres for garden, paddock or pasture...you name it; after all, it's Your Life in the remaking. And if "community" features in the Good Life, then you couldn't do better than historic and friendly Petite Riviere village situated at the crossroads of Nova Scotia's finest sand beaches (just in case getting wet is part of your Good Life). Need more land...have a look at MLS 60362894A which would add close to 3 acres of pristine pasture land. And for convenience, all the Bridgewater services and amenities are less than a half hour away.



see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com



Listing Agents

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Property Highlights

Age ±: 1843 (plus 1998 addition)

Lot Size: 1.7 acres

Style: Classic Lunenburg Bump
Farmhouse

Floor Space: 2600 sq ft

Bedrooms: 4

Bathrooms: 2

Flooring: softwood, hardwood, carpet,
ceramic tile

Heating: oil-fired furnace, hot water
baseboards, plus wood-stove

Water: dug well

Sewer: septic

Services: electricity, phone, cable,
high-speed internet

Features: main floor master w/ dressing
room & ensuite, expansive decks, fish
pond

Fireplace/s: wood stove

Outbuildings: Large Barn, Small Barn,
Road-side Studio/Workshop

Assessment: \$286,100 (2013)

Taxes: \$2,317 (2013)

Rooms

Living Room: 31' x 11' (Main)

Kitchen: 19' x 12.5' (Main)

Dining Room: 14' x 14' (Main)

Master Bedroom: 13' x 10.5' (Main)

Bath: 8' x 5.5' (3-pc) (Main)

Laundry: 14' x 6' (Main)

Bedroom: 12' x 11.5' (2nd)

Bedroom: 13' x 10' (2nd)

Bedroom: 12' x 11' (2nd)

Bath: 12' x 9.5' (3-pc) (2nd)

Studio: 34' x 12' (2nd)

Directions

The charming village Petite Riviere is approximately 27km outside of Bridgewater. Follow Hwy 331-W along the river towards Lahave. Continue on Hwy 331 past Crescent Beach, Rissers Beach Park, and cross the Bridge in Petite Riviere. Civic #5888 is 700m up the hill from the Petite Riviere General Store, on the right hand side. Look for the Coastal Winds Realty sign!