

190 Pentz Road, Pentz



MLS® 201710331

Work from Home, Enjoy the View!

\$275,000

Do you WORK from HOME? Need lots of bright working space for artistic endeavors or for business inventory and reception? Thinking of space that can be developed for extra income in the AirB&B market? Then this is a MUST SEE property for you. Here you will find nearly 1500 square feet of ground level studio space, (mostly) open-plan expanse, with broad and beautiful views over the LaHave River. And this interior "acreage" is just the bonus. All this working/studio space comes with a warm and bright traditional farmhouse, with open plan living-dining areas and a cozy 'snug' to curl up with a book or watch a movie. The spacious kitchen flows into a sizable laundry area with a half bath, also accessible from the studio area. The house sits in an elevated position with brilliant front and side views of the river and a broad front lawn. The back yard is nicely landscaped and private. The sellers are from the founding family of Pentz and their pride of place is self-evident in the regular maintenance of the home and property, with a continuing series of upgrades. Pentz is just 12 minutes from all the shopping and services of Bridgewater, and only a minute or so from the LaHave Ferry and the LaHave Bakery, both being iconic institutions that mark the lifestyle pulse of a real community.



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



Listing Agents

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Property Highlights

Age ±: approx. 125 yrs
Lot Size: 31,874 sq ft (.73 acres)
Style: 2-Storey Century Home
Floor Space: 3423 sq ft
Bedrooms: 4
Bathrooms: 1.5
Flooring: hardwood, cushion, carpet
Heating: oil-fired forced hot air, electric baseboards
Water: drilled well
Sewer: septic
Parking: gravel driveway
Services: electricity, phone, cable, high-speed internet
Features: covered verandah, patio areas, expansive studio space
Fireplace/s: propane fireplace
Zoning: Residential

Rooms

Living Room: 14 x 13.5 (Main)
Dining Room: 15.5 x 11.5 (Main)
Foyer/Hall: 13.5 x 10 (Main)
Kitchen: 21 x 8 (Main)
Laundry: 5 x 3 (Main)
Bath (2-pc): 5 x 3 (Main)
Den/Office: 11 x 9 (Main)
Studio: 30 x 19 (Main)
Studio: 22 x 18 (Main)
Studio: 17 x 13.5 (Main)
Workshop / Kiln Room: 12 x 8 (Main)
Bedroom: 12 x 10 (2nd)
Bedroom: 10 x 10.5 (2nd)
Bedroom: 11 x 10.5 (2nd)
Bedroom: 7 x 11 (2nd)
Back Hall: 6 x 7.5 (2nd)
Bath (4-pc): 9.5 x 7.5 (2nd)

Directions

Located on the Lahave River, just 10 minutes outside of Bridgwater. Follow King Street / Highway-331 out of town towards LaHave. Drive about 13km and turn left onto Pentz Rd and watch for civic #190 on your right. Look for the Red Door Realty sign!