

## 3554 Highway 331, Lahave



MLS® 202000960

### *Lahave Lifestyle!* **\$335,000**

Lovely Views & Walking Shoes...that's about all you'll need to enjoy the Lahave Lifestyle from this immaculately maintained century home overlooking Fort Point and the mouth of the beautiful Lahave River. Situated in the thriving artisan community of Lahave, you're a comfortable stroll into the village and its interesting galleries, Fort Point (a national historic site with museum, park & beach), and the iconic Lahave Bakery & Cafe - an anchor of not just this quaint village, but the entire west bank of the Lahave. The home sits poised above the road with a covered verandah that provides the perfect vantage point to enjoy the views. The delightful 3 Bedroom residence has ample space for entertaining or for quiet moments with a good book and a cup of coffee. Cooking for family and friends will be a joy in the new custom kitchen with walkout to verandah and banquette seating for casual dining. There's even a handy main level laundry/half bath. The home has enjoyed extensive improvements and upgrades in recent years, including updated electrical, window replacement, full insulation, roof reshingled, propane stove and more. Behind the house is a sunny and level yard ideal for garden or play, and a versatile garage/workshop/shed to accommodate an array of hobbies and uses. Integral to your Lahave Lifestyle are the nearby attractions: within a 10 minutes' drive is the trio of stunning white sand beaches for which this section of coastline is renowned; 15 minutes upriver is the town of Bridgewater and all its services and amenities; and a scenic ferry ride across the river connects you to the excitement of popular Lunenburg in less than 20 minutes. So, lace up those shoes and come 'Live the Lahave'!



see full details for this and other fine properties at:  
[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



#### Listing Agents

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#### Property Highlights

**Age ±:** approx. 110 years  
**Lot Size:** 24,631 sq ft (.57 acre)  
**Style:** 2 Storey  
**Floor Space:** 2136 sq ft  
**Bedrooms:** 3  
**Bathrooms:** 1.5  
**Flooring:** hardwood, softwood, ceramic tile  
**Heating:** oil-fired forced hot air, electric baseboards, propane stove  
**Water:** dug well  
**Sewer:** septic  
**Parking:** gravel driveway  
**Garage:** detached garage/workshop/shed (24.6 x 17.5)  
**Services:** electricity, phone, cable, high-speed internet  
**Features:** covered verandah, alarm system  
**Fireplace/s:** Jotul propane stove  
**Taxes:** \$2,383 (2019)

#### Rooms

Living Room: 17.1 x 10.8 (Main)  
Dining / Sitting Room: 17.1 x 11.2 (Main)  
Family Room/Den: 13.3 x 11.7 (Main)  
Kitchen: 16.5 x 13.1 (Main)  
Hall: 11.8 x 5.4 (Main)  
Laundry / Half Bath (2-pc): 9.1 x 7.10 (Main)  
Mudroom: 10.8 x 4.3 (Main)  
Master Bedroom: 13.4 x 13.4 (2nd)  
Walk-in Closet: 13.4 x 2.9 (2nd)  
Bedroom: 13 x 11.6 (2nd)  
Bedroom: 14.2 x 11.10 (2nd)  
Bath (4-pc): 7.10 x 6.8 (2nd)  
Storage: 7.10 x 3.9 (2nd)  
Upper Hall / Landing: 20.10 x 8.3 (2nd)

### **Directions**

FROM VILLAGE OF LAHAVE: Follow Hwy-331 south toward Crescent Beach. Civic #3554 is on your right exactly 1km from the Lahave Ferry. Look for the Red Door Realty sign!