

# 14 Burns Hill Road, Upper Lahave



MLS® 202010739

## All the Bells & Whistles!

**\$625,000**

On a private 9 acre parcel minutes from Bridgewater, discover this hidden gem of a home boasting all the bells & whistles you could hope for. So, get out your checklist and sharpen that pencil! From the moment you arrive, crossing a small bridge over a babbling brook, then winding your way up the paved drive to the house surrounded by immaculate lawns & landscaping with a woodland backdrop, you know you've found something special. Inside, you'll be wowed by the 9 & 10 foot ceilings above your head and comforted by the hot water in-floor radiant heat beneath your feet. A Charles Lantz custom kitchen is at the heart of the main living area and is flanked by formal dining & living rooms. Interesting architectural detailing includes columned & arched passageways between principal rooms, paneled wainscoting, and heavy crown mouldings & trimwork. More casual living is accommodated in the sprawling family room complete with wet bar and walkout to side deck. Sleeping quarters are nicely separated with Master suite at one end of the home, and 2 guest rooms with full bath at the opposite end, plus a generous bonus room upstairs with half bath. The showpiece Master with its lavish ensuite and walk-in closet also features a pool-side walkout. What luxury! The interior flow of this home was designed with entertaining in mind, but in the warmer months, the venue naturally shifts to the outdoors and pool-side, whether you're throwing a party or just relaxing quietly with family. The fully fenced pool courtyard features the 30' x 15' in-ground pool with extensive composite decking that wraps around and integrates a spa whirlpool & gazebo with electric fireplace. If you've ever had garage-envy, this massive triple garage on steroids v... your breath away with its 3 large bays & in-floor heat. What else see full details for this and other fine properties at: for...espe... this price? Without a doubt, this stunning property is worth every |



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### Listing Agents

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### Property Highlights

**Age ±:** 2010

**Lot Size:** 9.07 acres

**Floor Space:** 3035 sq ft

**Bedrooms:** 4

**Bathrooms:** 3.5

**Heating:** electric & wood boilers, in-floor hotwater radiant, ductless heatpumps

**Water:** drilled well

**Sewer:** septic

**Garage:** detached triple+, wired, heated (64.5 x 30.6)

**Features:** in-ground pool & whirlpool, gazebo, extensive Trex decking, ensuite bath, air-conditioning, 9 & 10 foot ceilings throughout, off-peak electrical meter, 45-kw fully automatic standby propane generator, and much more (download features sheet above)

**Outbuildings:** storage shed (20.3 x 16.3)

**Assessment:** \$666,800 (2019-20)

**Taxes:** \$6,401 (2019-20)

### Rooms

Living Room: 16.7 x 14.9 (Main)

Foyer/Hall: 7 x 4.10 (Main)

Dining Room: 11.2 x 11 (Main)

Kitchen: 15 x 11 plus bay (Main)

Family Room: 25.6 x 22.3 (Main)

Master Bedroom: 15.3 x 13 (Main)

Master Ensuite (4-pc): 12 x 9 plus jog (Main)

Walk-in Closet: 9 x 5.7 plus jog (Main)

Laundry / Bath (2-pc): 9 x 5.2 (Main)

Bedroom: 12.3 x 10.1 (Main)

Bedroom / Office: 12.4 x 10.3 (Main)

Bath (4-pc): 8 x 5 (Main)

Utility Room: 12.5 x 7.3 less jog (Main)

Guest Room / Hobby Room: 21.5 x 12.2  
(2nd)  
Bath (2-pc): 9 x 5.9 (2nd)  
Walk-in Closet: 12.5 x 3.7 (2nd)

### **Directions**

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Follow LaHave Street (Hwy-3) out of Bridgewater heading towards Dayspring. Just 4.5 km outside of town look for Burns Hill Rd on your left. #14 Burns Hill Rd is the first driveway on your right. Look for the Red Door Realty sign!