

## 2630 Highway 332, Bayport



MLS® 202021115

### Picture Perfect!

**\$348,000**

This charming cottage-style home graciously positioned on its level and beautifully landscaped lot is a painter's delight. Framed by majestic hardwoods & a wrap-around paved drive, the 1900 s-f home is surrounded by beautiful flowering shrubs & perennial gardens and features wonderful spaces inside & out, starting with the house-wide 3-season sunroom that welcomes you with its wall of windows showcasing pretty views of the sheltered cove through mature ash trees. An open plan Living/Dining area with propane fireplace extends to a cheery sun-soaked kitchen with adjoining laundry nook at the back of the house. Wide patio doors from the kitchen provide access to a sprawling back deck which basks in afternoon sunshine and enjoys late day sunsets over the fields behind the house -- the perfect venue for large family BBQs or quiet relaxation time with a cool drink or a good book...there's even a retractable awning to provide shade on those hot summer afternoons. Enjoy main level living with a good-sized Bedroom with 2-piece ensuite & walkin closet, plus a newly renovated 4-piece bath, all on the first floor. Upstairs, the second level is an open & inviting space. You could make the whole thing a lavish master suite (there's currently a 2-pc bath which could easily be expanded to full ensuite) but the versatile space could also serve as a family room, hobby room, home office, or all of the above. The expansive, high & dry basement is ideal for storage & workshop space, and if you need more, the matching wired garage across the drive is the answer. The .67 acre lot is just enough to not be a maintenance demand, yet sufficient to provide private spaces like the fire-pit patio & garden area tucked at the back of the property.



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### Listing Agents

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### Property Highlights

**Age ±:** c. 1940

**Lot Size:** 29,285 sq ft (.67 acres)

**Style:** 1.5 storey Bungalow

**Floor Space:** 1914 sq ft

**Bedrooms:** 2

**Bathrooms:** 3

**Flooring:** softwood, hardwood, ceramic

**Heating:** oil-fired forced hot air

**Water:** drilled well

**Sewer:** septic

**Parking:** paved circular driveway

**Garage:** single detached, wired (21 x 11.10)

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

**Features:** large deck with retractable awning, fire-pit patio, both bedrooms with 2-pc ensuite, main level laundry

**Fireplace/s:** propane fireplace

**Zoning:** Residential

**Taxes:** \$2,012 (2020)

### Rooms

3-Season Sunroom: 29.2 x 7.3 (Main)  
Living/Dining Room, plus hall: 22.3 x 13 (Main)

Master Bedroom: 15 x 10 (Main)

Master Ensuite: 6.10 x 4 (2-pc) (Main)

Walk-in Closet: 6.10 x 5.7 (Main)

Kitchen: 15.4 x 12.9 (Main)

Laundry Nook: 7 x 3.8 (Main)

Main Bath: 12.9 x 10 (4-pc) (Main)

Bedroom Loft: 21.10 x 17.10 + 12 x 10 (2nd)

Loft Bathroom: 9.6 x 5.5 (2-pc) (2nd)

### Directions

FROM LUNENBURG: Follow Hwy-332 West toward Riverport. From the intersection of Hwy-332 and Hwy-3 at the edge of town, continue 7.5km and immediately past the Bayport Wharf Rd, take the first driveway on your right. Look for the Red Door Realty sign!