

## 202 North Side Road, Riverport



MLS® 202112971

**Stop Dreaming!...Start Living!**

**\$392,000**

Dreaming of escaping the rat race for a simpler life? This quintessential century home in a quiet country setting is sure to brighten your day & put a smile on your face. Thoroughly renovated & updated in recent years makes this the ideal abode for a comfortable & a worry-free lifestyle. The home faces south & enjoys brilliant natural light, and interior spaces achieve a sense of volume with their high ceilings, large windows & neutral colour palette. The pretty front parlour is adorned with its wonderful original tin ceiling & newer custom stained-glass panels. The thoughtfully designed kitchen includes a little breakfast nook to savour morning coffee. The main floor also features a cozy den & a dining room with walkout to a private little back deck. A convenient main level powder room with laundry and access to the very tidy basement complete the main level. There are 4 bedrooms upstairs, a bright family bathroom, and a sunny dormer sitting area with pretty views out to Ritcey's Cove & Lahave River in the distance. The walk-up attic provides easy access to terrific storage, or great development potential for some really cool added living space! The very manageable yard has 3 handy outbuildings: a tidy garden shed, a serviceable garage & a delightful little studio/workshop building. There's room for all your hobbies & recreational equipment which you'll need to take full advantage of the nearby beaches & hiking trails. It's a 5-min bike ride to the popular Rose Bay General Store & Bistro, a few minutes further to stunning Hirtles Beach, & less than 15 mins to vibrant Lunenburg. Equally accessible is the "other" side of the river...just pop across on the nearby Lahave Ferry and grab lunch & fresh baked goods at the famous Lahave Bakery, then continue on to explore 3 more fabulous beaches within a 10 min drive. See full details for this and other fine properties at: [www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com). Well, pinch yourself, this is the lifestyle you've been dreaming of!



### Listing Agents

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### Property Highlights

**Age ±:** c. 1890  
**Lot Size:** 15,000 sq ft  
**Style:** 2-Storey 'Lunenburg-Bump'  
**Floor Space:** 1880 sq ft  
**Bedrooms:** 4  
**Bathrooms:** 1.5  
**Flooring:** laminate  
**Heating:** ducted heat pump (heat & AC) and electric baseboards  
**Water:** dug well  
**Sewer:** septic  
**Parking:** paved driveway  
**Garage:** single, detached (22.3 x 12.3)  
**Services:** electricity, phone, cable, high-speed internet  
**Fireplace/s:** electric woodstove  
**Outbuildings:** workshop/studio building (20.4 x 16.5), garden shed (10 x 10)  
**Zoning:** Residential  
**Taxes:** \$1,231 (2021)

### Rooms

**Living Room:** 14.8 x 12.4 (Main)  
**Dining Room:** 12.9 x 11.1 less jog (Main)  
**Kitchen:** 19.8 x 11 less jogs (Main)  
**Den/Office:** 12.6 x 11.5 (Main)  
**Laundry & Half Bath:** 8.9 x 4.6 (Main)  
**Back Hall / Mudroom:** 8.5 x 5 less jogs (Main)  
**Front Porch:** 6.6 x 3.1 (Main)  
**Bedroom:** 12.6 x 11.10 (2nd)  
**Bedroom:** 12.4 x 11.3 (2nd)  
**Bedroom:** 10.8 x 8.5 plus jogs (2nd)  
**Bedroom:** 11.9 x 11.1 less jog (2nd)  
**Bump "Sitting Nook":** 10.4 x 5.4 (2nd)  
**Bath (4-pc):** 11 x 5.3 (2nd)

### **Directions**

From Lunenburg: Follow Hwy-332 toward Riverport. About 12 kms outside of Lunenburg turn right onto North Side Rd. Continue about 1km and watch for civic #202 on your right. Look for the Red Door Realty sign!