4532 Highway 331, West Dublin



MLS® *202602811*

The Perfect Combination of Country Charm & Affordability!

$375,000

Nicely set back from the road find this charming country home with an excellent southeast exposure providing great natural light at the front of the house. The home's fresh and bright main floor features a nice flow from the spacious and updated Kitchen, through the Dining Room and on to the generous front-to-back Living Room with pretty natural woodland views through large windows. A large Mudroom addition provides a handy main level laundry and powder room, and upstairs are 3 Bedrooms and the full Bath. The pretty lot enjoys a quiet 'off-the-road' setting with a stone-lined brook running along the northern boundary of the property. A detached garage with workshop space is wired and fitted with a wood stove to make it comfy when puttering on projects in the colder months. There's also a large patio area to enjoy the outdoors and peaceful setting in summer. Move-in Ready, this would be a great home for first-time home Buyers who now qualify for the new Nova Scotia First-time Homebuyers Program with just a 2% down payment. The West Dublin community lies midway between the charming villages of LaHave and Petite Riviere -- a popular stretch of the Lighthouse Route attracting artists, entrepreneurs, young families and beach lovers alike. A practical and worthy investment - book your viewing today!

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







Listing Agents

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Property Highlights

Age ±: approx. 100 years
Lot Size: 18,997 sq ft (.44 acres)
Style: 1.5 storey Cape Cod
Floor Space: 1491 sq ft
Bedrooms: 3
Bathrooms: 1.5
Flooring: laminate, tile, linoleum
Heating: oil-fired forced hot air
Water: drilled well
Sewer: septic
Parking: gravel driveway, shared
Garage: detached, single w/ workshop, wired (32.4 x 22.4)
Services: electricity, phone, cable, high-speed internet
Features: large patio area, stone-lined brook
Outbuildings: wood shed, attached to garage (20.6 x 9.6)

Rooms

Living Room: 22.3 x 11.7 (Main)
Dining Room: 11 x 8.5 (Main)
Kitchen: 13.4 x 12.9 (Main)
Mudroom / Laundry: 12.6 x 6.7 +jog (Main)
Bath (2-pc): 7.5 x 3.1 (Main)
Bedroom: 10.6 x 9.7 (2nd)
Bedroom: 13.4 x 10.4 (2nd)
Bedroom: 12.5 x 10.7 (2nd)
Bath (4-pc): 10.5 x 6.10 +jog (2nd)
Storage: 6.8 x 4 (2nd)
Upper Hall Nook: 6.8 x 5 (2nd)

Directions

From the LaHave Ferry, travel south on Hwy-331 for 6km and watch for driveway for civic #4532 on your right. Look for the

Red Door Realty sign!