

5888 Highway 331, Petite Riviere



Runnymede Farm in Pretty Petite Riviere

\$199,000

Looking for a lifestyle change? Want to get away to the country? Well, here's a hobby farm that is priced-to-renovate to your own image of The Good Life. Classic 1843 Lunenburg farmhouse with expansive 1998 wing, character barn, road-side art studio or retail shop, another workshop building, duck pond and 1.7 acres for garden, paddock or pasture...you name it; after all, it's Your Life in the remaking. And if "community" features in the Good Life, then you couldn't do better than historic and friendly Petite Riviere village situated at the crossroads of Nova Scotia's finest sand beaches (just in case getting wet is part of your Good Life). Need more land...have a look at MLS 60362894A which would add close to 3 acres of pristine pasture land. And for convenience, all the Bridgewater services and amenities are less than a half hour away.



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Property Highlights

- Age ±:** 1843 (plus 1998 addition)
- Lot Size:** 1.7 acres
- Style:** Classic Lunenburg Bump Farmhouse
- Floor Space:** 2600 sq ft
- Bedrooms:** 4
- Bathrooms:** 2
- Flooring:** softwood, hardwood, carpet, ceramic tile
- Heating:** oil-fired furnace, hot water baseboards, plus wood-stove
- Water:** dug well
- Sewer:** septic
- Services:** electricity, phone, cable, high-speed internet
- Features:** main floor master w/ dressing room & ensuite, expansive decks, fish pond
- Fireplace/s:** wood stove
- Outbuildings:** Large Barn, Small Barn, Road-side Studio/Workshop
- Assessment:** \$286,100 (2013)
- Taxes:** \$2,317 (2013)

Rooms

- Living Room: 31' x 11' (Main)
- Kitchen: 19' x 12.5' (Main)
- Dining Room: 14' x 14' (Main)
- Master Bedroom: 13' x 10.5' (Main)
- Bath: 8' x 5.5' (3-pc) (Main)
- Laundry: 14' x 6' (Main)
- Bedroom: 12' x 11.5' (2nd)
- Bedroom: 13' x 10' (2nd)
- Bedroom: 12' x 11' (2nd)
- Bath: 12' x 9.5' (3-pc) (2nd)
- Studio: 34' x 12' (2nd)

Listing Agents

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Directions

The charming village Petite Riviere is approximately 27km outside of Bridgewater. Follow Hwy 331-W along the river towards Lahave. Continue on Hwy 331 past Crescent Beach, Rissers Beach Park, and cross the Bridge in Petite Riviere. Civic #5888 is 700m up the hill from the Petite Riviere General Store, on the right hand side. Look for the Coastal Winds Realty sign!