

18 Naugler's Diversion, Upper Lahave



Riverside Reverie!

\$327,500

RIVERSIDE REVERIE...The conversion of this charming century home has been 'Thorough' & 'Thoughtful'. New wiring, new plumbing, new insulation, new windows, new kitchen, new bathrooms, new well & septic...Gosh, that's Thorough! Yet none of the charm of this Lahave River home has been lost in making it more functional & energy efficient...How Thoughtful! Contemporary interior contrasts with the traditional shingled exterior. A modern kitchen with large island adjoins Dining Room and opens to a bright Living area with French doors to a riverside verandah stretching the length of the house for maximum enjoyment of the lovely riverside setting. BBQ anyone? Main floor half bath/laundry room; 3 good sized bedrooms & beautiful sleek main bath upstairs; large sturdy garage/workshop building steps from the back door. And let's not forget about the setting...165' of seawall protected shoreline with lofty pines framing the sheltered little cove that just begs for the canoe!

'Riverside Renovation' to 'Riverside Reverie', just 5 minutes into Bridgewater!



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: 16,000 sq ft
Floor Space: 1685 sq ft
Bedrooms: 3
Bathrooms: 1.5
Flooring: hardwood, ceramic, carpet
Heating: electric baseboards
Water: drilled well (2011)
Sewer: Septic (NEW in 2011)
Garage: detached, single plus (30 x 20)
Services: electricity, phone, cable, high-speed internet
Features: 165' of direct river frontage, house-wide deck, HRV (heat recovery ventilator), ALL NEW systems (electrical, plumbing, etc), new windows
Taxes: \$2,481 (2013)

Rooms

Living Room: 13'9" x 11'3" + 7'6" x 3'7" (Main)
Dining Room: 14'8" x 11'5" (Main)
Kitchen: 12'5" x 11'5" (Main)
Foyer/Hall: 11'1" x 5'9" (Main)
Bath/Laundry (2-pc): 8'7" x 4'10" (Main)
Back Foyer: 11'10" x 6'5" + 6'7" x 4'9" (Main)
Master Bedroom: 16'10" x 9'2" (2nd)
Bedroom: 11'6" x 10'2" (2nd)
Bedroom: 13'7" x 8'11" + 6'4" x 2'8" (2nd)
Bath (4-pc): 9'5" x 6'10" (2nd)

Directions

From Bridgewater, follow Hwy-3 4.5 km outside of town, then right on Route 332 towards Riverport. Drive 800m to Naugler's Diversion on right. Look for the Coastal Winds Realty sign!