

## 13528 Hwy-3, Dayspring



### Isn't this Your Fairy Tale?

**\$268,000**

Like a storybook cottage, the charming Stone House in Dayspring captures the imagination. This immaculately kept property enjoys lovely river views and nearby access to the Lahave River boat launch. Inside, the whimsical exterior character is echoed by a matching stone fireplace with propane insert and arched doorways. A Sunroom addition with windows on 3-sides is perfect for studio/office, home gym, or indoor gardening. Master Bedroom features a balcony for soaking up the river views & afternoon sun. 3 more cozy bedrooms including one adjoining the Master, ideal as dressing room, nursery, or potentially an ensuite. Thoughtfully and extensively renovated over the past 10 years with updated kitchen, bamboo flooring, built-in book cases & new windows. Beautifully landscaped with pretty gardens, private back yard, and a paved circular driveway that loops between the back of the house with its handy covered portico and the double garage w/ loft storage. Make this Your Fairy Tale! Just 5 minutes from Bridgewater.



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### Listing Agents

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### Property Highlights

**Age ±:** approx. 74 yrs  
**Lot Size:** 25,833 sq ft (.6 acres)  
**Style:** 2 Storey, Dutch Colonial  
**Floor Space:** 1778 sq ft  
**Bedrooms:** 4  
**Bathrooms:** 1.5  
**Flooring:** hardwood/bamboo, softwood, linoleum, laminate  
**Heating:** oil-fired hot water, electric baseboards  
**Water:** dug well  
**Sewer:** septic  
**Parking:** paved circular driveway  
**Garage:** detached, double w/ loft (28' x 24')  
**Services:** electricity, phone, cable, high-speed internet (FibreOP available)  
**Features:** Master Bedroom deck/balcony, walk-up attic, generator panel  
**Fireplace/s:** propane fireplace  
**Zoning:** residential  
**Taxes:** \$1,759 (2013)

### Rooms

Living/Dining Room : 23'10" x 11'8" (Main)  
Den/Office: 11'7" x 11'6" (Main)  
Kitchen: 11'8" x 10'2" + 7'9" x 6'3" (Main)  
Sunroom: 14'4" x 8'7" (Main)  
Powder Room: 5'8" x 2'10" (1-pc) (Main)  
Master Bedroom: 13'6" x 11'9" (2nd)  
Bedroom (adjoins Master): 10'10" x 10'3" (2nd)  
Bedroom: 12' x 11'10" (2nd)  
Bedroom: 11'9" x 11' (2nd)  
Bath: 8'4" x 4'6" (3-pc) (2nd)  
Sitting Nook: 5'10" x 5'5" (2nd)

### **Directions**

FROM BRIDGEWATER: Follow Highway-3 (Lahave St) out of Bridgewater towards Dayspring. House is on left just before the public boat launch/picnic park. Civic #13528. Look for the Coastal Winds Realty sign!