



## Lakeside Lifestyle!

**\$338,000**

Feel the sense of tranquility the moment you leave the paved road and follow Brookside Drive, a quiet lane flanked by tall evergreens with 2 small bridges crossing a babbling brook. 140 Brookside Dr is the last house on this private road, so your privacy is assured. This wonderful family home offers year-round recreation with 1.67 acres of landscaped yard & gardens and 382 ft of shore frontage on pristine Rhodenizer Lake. Living space is spread over 3 levels with a flowing main floor featuring a stunning Great Room with cathedral ceilings. Enjoy lake views from every angle of the Main Living Area, and during the winter months, let the 2 woodstoves (1 in the great room, 1 in the dining room) warm you up after a skate on the lake. The large 2nd floor Master boasts a private 4-pc bath and balcony overlooking the lake. There are 4 more bedrooms, including one on the main floor adjacent to the main bath. Other property highlights include large decks, a lakeside gazebo and above ground pool. A substantial detached double garage with fully self-contained 2-bedroom loft apartment offers potential for rental income, or the perfect place for visiting family and friends. A dream setting...country quiet, yet just 5 minutes to Bridgewater. Rhodenizer Lake offers that rare combination of proximity to town without being over-developed.



see full details for this and other fine properties at:  
[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



## Listing Agents

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## Property Highlights

**Age ±:** approx. 26 years

**Lot Size:** 1.67 acres

**Floor Space:** 2295 sq ft

**Bedrooms:** 5+

**Bathrooms:** 2

**Flooring:** hardwood, softwood, ceramic, laminate, cushion

**Heating:** oil-fired hot water baseboards, electric baseboards, woodstoves

**Water:** dug well

**Sewer:** septic

**Parking:** paved driveway for multiple vehicles

**Garage:** double detached garage w/ 2-bdrm loft apartment

**Services:** electricity, phone, cable, high-speed internet (FibreOP soon available)

**Features:** 382 feet direct lakefrontage, above-ground pool

**Fireplace/s:** 2 woodstoves

**Taxes:** \$3,162 (2014)

## Rooms

Great Room: 26' x 13'6" (Main)

Kitchen w/ Dining Nook: 18'9" x 13'4" (Main)

Dining Room: 13'7" x 11'10" (Main)

Bedroom: 9'2" x 8'9" (Main)

Bath (3-pc): 7'6" x 6'10" (Main)

Master Bedroom: 13'8" x 13'8" (2nd)

Bath (4-pc): 15'11" x 8'8" (2nd)

Bedroom: 15'7" x 9'7" + 8'2" x 3'2" (Lower)

Bedroom: 12'9" x 6'6" (Lower)

Bedroom: 8'7" x 8' (Lower)

Office/Den (Bedroom): 10'10" x 9'9" (Lower)

Storage: 13' x 11'6" (Lower)

Utility/Laundry: 11' x 8'6" (Lower)

### **Directions**

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FROM BRIDGEWATER: Follow Highway 3 along the Lahave River. 2 km outside of town, turn left onto the Oakhill Rd in Dayspring. Continue on Oakhill Rd 1.4 km to Brookside Drive on your right. Civic 140 is the very last home on Brookside Dr. Look for the Coastal Winds Realty sign!