

## 720 Pine Grove Rd, Pine Grove



MLS® 202019502

### Country Style, Modern Comfort

**\$388,000**

This 1850s Lunenburg County farmhouse has enjoyed extensive updates in recent years, making it comfortable for a modern lifestyle, yet retaining the charm & character of its historic beginnings. A generous Living Room occupies the front of the house and a cozy Office/Den with adjoining full bath w/ laundry take up the rear. The country kitchen features the original cooking hearth fitted with a toasty & efficient woodstove. Interior living spaces flow to the outdoors through walkouts from the Den to a sun-catching deck, or from the kitchen out to a stone patio under a shady grapevine pergola. Upstairs in the main house are 3 Bedrooms and a spacious 4-piece bath and an attached workshop building with loft studio provides versatile spaces for just about any hobby, for him or her. Fully insulated with a brand new high-efficiency propane boiler makes for a cozy & comfy living space, and a ductless heatpump supplements the main floor heating in winter and provides cooling in summer. The double garage features its own propane-fired hot water infloor heating system plus a fabulous finished loft space above. A paved driveway provides lots of parking and turn-around space. The property is immaculately landscaped mixing stone walls, tidy hedges, fish pond and ancient apple trees & grapevines with well-groomed lawns. The 1.25 acre lot rises toward the back and from the top takes in gorgeous views of rolling hills. This much-loved homestead is poised well above the road in the peaceful community of Pine Grove, an area of house-proud property owners & tidy homes, conveniently located minutes from Hwy-103, and all the amenities, shopping & services of Bridgewater. All in all, an ideal combination & a great place to call home.



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### Property Highlights

- Age ±:** c. 1850
- Lot Size:** 1.25 acres
- Style:** Century Home Farmhouse
- Floor Space:** 2318 sq ft
- Bedrooms:** 3
- Bathrooms:** 2
- Flooring:** softwood, ceramic
- Heating:** propane-fired hot water infloor radiant, heatpump, electric baseboards
- Water:** drilled well
- Sewer:** septic
- Parking:** paved driveway with parking for multiple vehicles
- Garage:** double detached w/ loft, heated, wired (28.6x28.6)
- Services:** electricity, phone, cable, high-speed internet
- Features:** deck, pergola patio, fishpond, garage loft
- Fireplace/s:** woodstove & 2 electric
- Outbuildings:** garden shed (6.7 x 6.8)
- Zoning:** Residential

### Rooms

- Living Room: 17.9 x 14.1 (Main)
- Den/Office: 11 x 9.8 plus jog (Main)
- Kitchen: 14.11 x 14.6 (Main)
- Pantry: 7.10 x 6.1 less jog (Main)
- Bath / Laundry: 10.8 x 7.5 (3-pc) (Main)
- Mudroom: 9.7 x 4.10 + 6.4 x 4.5 (Main)
- Workshop: 19.4 x 15 (Main)
- Master Bedroom: 14.6 x 10.6 (2nd)
- Bedroom: 11.3 x 10.8 (2nd)
- Bedroom: 18.6 x 14.8 less jog (2nd)
- Bath (4-pc): 10.8 x 10.6 (2nd)
- Studio Loft: 19.2 x 14.10 (2nd)

### Listing Agents

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## **Directions**

FROM BRIDGEWATER: Follow North Street out of town and just past the Canadian Tire, turn right onto Pine Grove Road. Continue on Pine Grove Road for 2.25 km and watch for driveway to civic #720 on your right. Look for the Red Door Realty sign!

FROM HIGHWAY-103: Take Exit 12 (Bridgewater) and turn right onto Hwy-10 at end of offramp. Drive 350 meters then turn right onto Pine Grove Road. Continue on Pine Grove Road for 2.25 km and watch for driveway to civic #720 on your right. Look for the Red Door Realty sign!