25 River Hill Lane, Middle Lahave



MLS® *202020089*

River Hill House

$585,000

A Masterpiece of Taste & Style, Colour & Texture. Look closely at the attention to detail...every fixture & finish choice was executed with thought & purpose, culminating in this work of art you'd be proud to call 'Home'. A sophisticated colour palette is enhanced by professionally applied Venetian plaster & paint treatments. Complementing these fine finishes are natural elements like the stone fireplace, rough sawn beams & live edge countertop. The designer kitchen w/ a large island anchors the open plan main living area while large windows ensure natural light & river vistas. The well-designed home features a convenient main floor bedroom & full bath with 3 more bedrooms & full bath upstairs, including a house-wide Master w/ sun catching Juliet balcony. For Romeo, there's plenty of puttering space in the lower level family room or in the attached garage. Better yet...take advantage of the 2-storey outbuilding w/ studio loft.As beautiful as this home is inside, you'll still be drawn outside to enjoy delightful outdoor spaces, such as the expansive deck w/ pergola, shady stone patio, or firepit at the edge of the hill. Even the approach to the property along the winding drive through dappled light & white birches makes you feel like you're about to discover something special. At the crest of the hill the 2.4 acres of this magical property unfolds before you with sprawling level lawns, colorful gardens, trees & flowering shrubs. The centrepiece is the home, perfectly positioned to capitalize on the ideal southerly aspect & the elevated river views afforded by this wonderful hilltop location. Your private hilltop paradise also comes with a small waterfront parcel on the Lahave...just enough room to launch your aquatic adventures & explore the beautiful river.

see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com







Listing Agents

Adam Dial C: 902-298-0336
E: adam@reddoorrealty.ca

Cindy Dial C: 902-298-0332
E: cindy@reddoorrealty.ca

Property Highlights

Age ±: 1988
Lot Size: 2.38 acres, + 605 sq ft
Style: 1.5 storey Cape Cod
Floor Space: 2372 sq ft
Bedrooms: 4
Bathrooms: 2
Flooring: softwood, ceramic
Heating: oil-fired hot water
Water: drilled well
Sewer: septic
Parking: gravel driveway with parking for multiple vehicles
Garage: single attached, wired (30 x 16.4)
Services: electricity, phone, cable, high-speed internet
Features: Master balcony w/ riverview, expansive deck, garden patio,
Fireplace/s: wood-burning fireplace
Outbuildings: 2 storey studio/workshop (28.7 x 18.6)
Zoning: Residential

Rooms

Living Room: 18.1 x 15.9 (Main)
Kitchen / Dining Room: 19 x 13 (Main)
Bedroom: 14.6 x 11 (Main)
Bath (4-pc): 8.10 x 7.6 (Main)
Mudroon / Laundry: 10.9 x 7 (Main)
Master Bedroom: 24 x 11 + 12.5 x 5.6, less jog (2nd)
Bath (3-pc): 8.6 x 7.8 (2nd)
Bedroom: 12.3 x 11.3, less jog (2nd)
Bedroom / Art Studio: 12.5 x 11.1 (2nd)
Family Room: 29.9 x 13.4, plus jog (Lower)
Utility Room: 12.10 x 11.8 + 9 x 7 (Lower)

Directions

FROM LUNENBURG: Take the Grimm Road from Lunenburg to the Lahave River. When you come to the river at the end of the Grimm Rd, turn right onto Hwy 332 and continue 1.6 km and watch for River Hill Lane on your right just before Wilkies Cove Rd. Follow the driveway up to the very top and look for the colourful sign with #25.

FROM BRIDGEWATER: Leave Bridgwater via Lahave St/Hwy-332. From the base of Glen Allan Drive drive exactly 10km and look for River Hill Lane on your left just past Wilkies Cove Rd. Follow the driveway up to the very top and look for the colourful sign with #25.