

95 Huey Lake Road, West Dublin



 202107364

The LaHave Lifestyle!

\$315,000

Not only will you love this darling century home, you will relish the 'Lahave Lifestyle'. Let's begin with the house, which offers all the quality & charm of that by-gone era. The delightful interior has been beautifully renovated from top-to-bottom with refinished wide-plank floors, exposed beams, & period features from every angle. There's great flow through the main living area with a semi-open plan and a convenient main floor half bath. Upstairs are 3 bedrooms, laundry closet, a newly renovated and spacious modern bathroom, and at the end of the hall you'll find a little nook in the "bump", the perfect spot for an afternoon with a good book. Outside the setting is just as lovely with 1.5 acres of lawn, flowering shrubs, old roses & mature trees, and a house-wide back deck to enjoy it all. For the handyman (or woman) there's a sturdy 2 storey barn offering great workshop and storage space plus a handy wood shed. Now to that 'LaHave Lifestyle'...This special stretch of the South Shore offers a relaxed pace and stunning natural environment that will nurture your soul. The coastline from the village of Lahave to Petite Riviere is a popular community of seasonal and year-round residents, artist and entrepreneurs. The area boasts 3 of the province's most spectacular beaches along with the fascinating Lahave Islands archipelago. This home is located a stone's throw up the Huey Lake Road in the seaside Hamlet of West Dublin, just minutes from a number of delightful small businesses which anchor the community, starting with the immensely popular Lahave Bakery/Café, a local landmark, plus the Ploughman's Lunch, Osprey's Nest Pub, the Petite Riviere General Store, Petite Riviere Vineyard & Winery, and a number of interesting craft shops and galleries. If you need more, it's just 20 minutes to Bridgewater along the scenic Lighthouse Route, or cross the River on the LaLave Ferry and pop into amenity-rich

Lunenburg. If that sounds like the lifestyle you've been seeking...Welcome Home!



Property Highlights

Age ±: 130 +/-

Lot Size: 1.5 acres

Style: 1.5 Storey Century Home with Bump

Floor Space: 1450 sq ft

Bedrooms: 3

Bathrooms: 1.5

Flooring: softwood plank

Heating: oil-fired forced hot air, woodstove

Water: drilled well

Sewer: septic (new in 2013)

Parking: paved driveway with parking for multiple vehicles

Garage: 2-storey barn/garage (24'5" x 20'5")

Services: electricity, phone, cable, high-speed internet (fibre available)

Features: large back deck, wood shed

Fireplace/s: woodstove

Outbuildings: woodshed

Taxes: \$1,766 (2021)

Rooms

Living Room: 13'4" x 14'6" (Main)

Den: 13'6" x 10'3" (Main)

Dining Room: 10' x 9'6" (Main)

Bath (2p-c): 4'5" x 3'10" (Main)

Master Bedroom: 14' x 10'4" (2nd)

Bedroom: 11'6" x 10'10" (2nd)

Bedroom: 10'4" x 9'3" (2nd)

Bath (4-pc): 11'10" x 10'10" (2nd)

"Bump" Reading Nook : 7' x 5'6" (2nd)

Laundry: 5'7" x 4'5" (2nd)

Directions

FROM BRIDGEWATER: Follow Hwy 331

Listing Agents

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(Lighthouse Route) from Bridgewater along the Lahave River to West Dublin (approx. 22 km, 20 mins). At the West Dublin Presbyterian Church, turn Right onto Huey Lake Rd. House is 450 meters up Huey Lake Road, driveway on the Left. Look for the Red Door Realty sign!