

# 202 North Side Road, Riverport



MLS® 202112971

**Stop Dreaming!...Start Living!**

**\$392,000**

Dreaming of escaping the rat race for a simpler life? This quintessential century home in a quiet country setting is sure to brighten your day & put a smile on your face. Thoroughly renovated & updated in recent years makes this the ideal abode for a comfortable & a worry-free lifestyle. The home faces south & enjoys brilliant natural light, and interior spaces achieve a sense of volume with their high ceilings, large windows & neutral colour palette. The pretty front parlour is adorned with its wonderful original tin ceiling & newer custom stained-glass panels. The thoughtfully designed kitchen includes a little breakfast nook to savour morning coffee. The main floor also features a cozy den & a dining room with walkout to a private little back deck. A convenient main level powder room with laundry and access to the very tidy basement complete the main level. There are 4 bedrooms upstairs, a bright family bathroom, and a sunny dormer sitting area with pretty views out to Ritcey's Cove & Lahave River in the distance. The walk-up attic provides easy access to terrific storage, or great development potential for some really cool added living space! The very manageable yard has 3 handy outbuildings: a tidy garden shed, a serviceable garage & a delightful little studio/workshop building. There's room for all your hobbies & recreational equipment which you'll need to take full advantage of the nearby beaches & hiking trails. It's a 5-min bike ride to the popular Rose Bay General Store & Bistro, a few minutes further to stunning Hirtles Beach, & less than 15 mins to vibrant Lunenburg. Equally accessible is the "other" side of the river...just pop across on the nearby Lahave Ferry and grab lunch & fresh baked goods at the famous Lahave Bakery, then continue on to explore 3 more fabulous beaches within a 10 min drive. See full details for this and other fine properties at [www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com). Well, pinch yourself, this is it!



## Listing Agents

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## Property Highlights

**Age:** ± c. 1890

**Lot Size:** 15,000 sq ft

**Style:** 2-Storey 'Lunenburg-Bump'

**Floor Space:** 1880 sq ft

**Bedrooms:** 4

**Bathrooms:** 1.5

**Flooring:** laminate

**Heating:** ducted heat pump (heat & AC) and electric baseboards

**Water:** dug well

**Sewer:** septic

**Parking:** paved driveway

**Garage:** single, detached (22.3 x 12.3)

**Services:** electricity, phone, cable, high-speed internet

**Fireplace/s:** electric woodstove

**Outbuildings:** workshop/studio building (20.4 x 16.5), garden shed (10 x 10)

**Zoning:** Residential

**Taxes:** \$1,231 (2021)

## Rooms

Living Room: 14.8 x 12.4 (Main)

Dining Room: 12.9 x 11.1 less jog (Main)

Kitchen: 19.8 x 11 less jogs (Main)

Den/Office: 12.6 x 11.5 (Main)

Laundry & Half Bath: 8.9 x 4.6 (Main)  
Back Hall / Mudroom: 8.5 x 5 less jogs (Main)

Front Porch: 6.6 x 3.1 (Main)

Bedroom: 12.6 x 11.10 (2nd)

Bedroom: 12.4 x 11.3 (2nd)

Bedroom: 10.8 x 8.5 plus jogs (2nd)

Bedroom: 11.9 x 11.1 less jog (2nd)

Bump "Sitting Nook": 10.4 x 5.4 (2nd)

Bath (4-pc): 11 x 5.3 (2nd)

**Directions**

From Lunenburg: Follow Hwy-332 toward Riverport. About 12 kms outside of Lunenburg turn right onto North Side Rd. Continue about 1km and watch for civic #202 on your right. Look for the Red Door Realty sign!