

# \$599,900 - 13591 Highway 3, Dayspring

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MLS® #202224954

**\$599,900**

3 Bedroom, 2.00 Bathroom, 1,793 sqft  
Residential on 0.27 Acres

B3, Dayspring, NS

Life happens on the riverside of this beautiful property! South Westerly facing and offering over 225 ft of water frontage on the LaHave River, this lovely 3 bedroom home which is nicely elevated above the river, is located only minutes from Bridgewater and 25 minutes from some of the south shores finest beaches! The private yard features a beautiful rock wall, plenty of space for kids to play, a dock and new platform, 2 sheds offering lots of storage room for water toys etc. and a free standing cottage. Enjoy sunny afternoons with friends on the expansive deck overlooking the river, take a boat ride from your dock along the river, and perhaps an afternoon swim and a marshmallow roast as the sun sets over the river! Inside this nicely updated home you will find a charming mix of modern touches while retaining many beautiful features from a century ago. There are stunning river views from most rooms and especially the main floor master bedroom with ensuite bath, walk in closet, and patio door access to the deck to enjoy your morning coffee! The updated kitchen offers stainless steel appliances, a centre island, and awesome river views. On the upper level you will find 2 more spacious bedrooms, a full bathroom, and a bonus space which would make a perfect office or den. The hidden gem on this property is the charming cottage which currently provides rental income of approximately \$20,000 yearly (a perfect opportunity to help with mortgage payments). Please ask for details! This home truly must be



viewed to appreciate all it has to offer!

Built in 1907

### Essential Information

MLS® #	202224954
Price	\$599,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,793
Acres	0.27
Year Built	1907
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 30th, 2023

### Community Information

Address	13591 Highway 3
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Dayspring
County	Lunenburg
Province	NS
Postal Code	B4V 5P2

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Circular Driveway, Gravel, Single
View	River
Is Waterfront	Yes
Waterfront	River Front, Access: Boat, River Access

### Interior

Interior Features	Ensuite Bath, High Speed Internet
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Appliances	Stove, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

## Exterior

Exterior Features	Dock
Lot Description	Under 0.5 Acres, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Wood Siding
Foundation	Stone

## School Information

Elementary	Bluenose Academy
Middle	Bluenose Academy
High	Park View Education Centre

## Additional Information

Zoning	Residential
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## Listing Details

Listing Office	RE/MAX Banner Real Estate (Bridgewater)
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