

\$439,000 - 13474 Highway 3, Dayspring

MLS® #202225984

\$439,000

4 Bedroom, 4.50 Bathroom, 3,500 sqft
Residential on 2.00 Acres

B3, Dayspring, NS

Have you wondered what life along the Lahave river would be like? One that allows you, your whole family, and even your business to operate from one location. Wonder no more! Much more space than meets the eye, with unlimited potential for just about any buyer. If you have a large family, this 4-bedroom, 4.5-bath property can accommodate everyone, including guests. Have you imagined owning an Airbnb or income property? Once run as a Bed & Breakfast, the home is entirely operational to continue as one again! Each bedroom hosts a private ensuite. Still, need more room? How about running your business from the spacious main floor den/office? The primary suite is also on the main level and encompasses a walk-in shower, large corner soaker tub, and private sauna. The additional 2nd level bedrooms have picture-perfect views over the LaHave River from their private decks. Did we mention the 2 walk-in closets? Did you see the size of the living room & kitchen? Both are massive spaces for entertaining guests. There are just so many spaces for everyone to find solitude. The 2-acre property is a welcome surprise with its pond, level yard area, a barn with a little bunkie, and a back deck on the home with an enclosure that can be removed during the summer months or even screened in for bug-free enjoyment. With a highly visible location between both Lunenburg and Bridgewater, operating a business would surely get noticed. However, if you want to



enjoy mother nature's canvas of spectacular views across the way, this home is ideal for this too.

Built in 1910

Essential Information

MLS® #	202225984
Price	\$439,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,500
Acres	2.00
Year Built	1910
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	December 5th, 2022

Community Information

Address	13474 Highway 3
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Dayspring
County	Lunenburg
Province	NS
Postal Code	B4V 5P1

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Single, Wired, Double, Paved
# of Garages	1
View	River
Waterfront	Stream/Pond

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Baseboard, Hot Water
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Unfinished

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Level
Roof	Asphalt
Construction	Vinyl Siding, Wood Siding, Other
Foundation	Concrete Perimeter

Additional Information

Zoning	Res
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Listing Details

Listing Office	EXIT Realty Inter Lake
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