

# \$169,900 - 440 Bruhm Road, Branch Lahave

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MLS® #202226499

**\$169,900**

2 Bedroom, 1.00 Bathroom, 944 sqft

Residential

C3, Branch Lahave, NS

Here is your chance for affordable living at it's best!! This beautiful and move-in ready property offers incredible curb appeal and is conveniently located less than 10 minutes to the town of Bridgewater! This 2 Bed 1 Bath Mini Home sits on almost an acre of land offering you a huge and amazing yard for children and pets to play safely, tons of room for gardens, Firepits, potential garage, and so much more. This property was beautiful before but in 2020 the owner purchased the stunning lot next door that goes right down to the river making this property.....simply Amazing!! Step inside to find the best layout you can find in a mini home with 2 huge bedrooms at each end of the home offering privacy for everyone. You will love the spacious Eat in Kitchen with tons of counter and cupboard space, and the separate Laundry Room with an exterior door. There have been tons of upgrades over the years including a Heat Pump for energy efficient heating and cooling all year long, a cozy wood stove in the spacious Living Room, a new Hot water Heater (Nov/22), a new Jet pump (Dec/21), a new 14'4 x 12'7 wired Shed, and so much more! Bring a fishing rod or you could even hang a hammock to listen to and watch the breathtaking river that runs along this incredible property. With the low county taxes and no lot fees this is an affordable property whether you are a first time home buyer, looking to downsize, or an investor looking for a rental property. It just doesn't get much better than this! Call today as this



property, with this yard, in this location...will not last!!

Built in 1994

### Essential Information

MLS® #	202226499
Price	\$169,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	944
Year Built	1994
Type	Residential
Sub-Type	Mobile Home
Status	Closed
Date Sold	March 2nd, 2023

### Community Information

Address	440 Bruhm Road
Area	South Shore
District	405-Lunenburg County
Sub-District	C3
City	Branch Lahave
County	Lunenburg
Province	NS
Postal Code	B4V 4J2

### Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	No Garage, Double, Gravel
Is Waterfront	Yes
Waterfront	River Front, River Access, Stream/Pond

### Interior

Interior Features	High Speed Internet
Heating	Baseboard, Ductless, Stove
Fireplace	Yes

Fireplaces	Wood Burning Stove
Basement	None

**Exterior**

Lot Description	0.5 to 0.99 Acres, Partially Cleared, Partial Landscaped, Level, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	None

**Additional Information**

Zoning	Res
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**Listing Details**

Listing Office	EXIT Realty Inter Lake
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