

\$899,000 - 462 Highway 331, Conquerall Bank

MLS® #202304331

\$899,000

4 Bedroom, 2.50 Bathroom, 3,117 sqft

Residential on 0.97 Acres

C2, Conquerall Bank, NS

When viewing this property on Realtor.ca MLS # 202304331 Please click on Realtor's website link to the right for further information. Custom built 4 year old turnkey waterfront home with 4 bedrooms & 2.5 baths, finished on both levels with a walkout lower level. This gorgeous home, a stones throw from the Bridgewater town limit, crafted with an open concept main living area with river views from every room, 9ft ceilings & a vaulted 16ft ceiling in the spacious great room including a custom finished 50 inch wood burning fireplace. Enjoy stunning views of the Lahave River on the 12ft x 22ft x 16ft vaulted covered deck. Adjacent the great room is the large bright kitchen with skylights, walk-in pantry & 60 inch x 72 inch island with counter height seating. The kitchen is a chef's dream boasting porcelain backsplash, industrial concrete countertops, double stacked wall cabinets, open shelving & a crafted cooktop vent hood. The primary bedroom has plenty of light through the large window and garden doors that allow access to the deck. Through the large barn style door, you'll find the ensuite bath offering a dual vanity, 2 person freestanding tub, a large custom 2 person shower and a 5 x 8 walk-in closet with quality cabinetry. On the lower level, you'll find warm chocolate cork flooring throughout, 3 bedrooms, a large entertainment room, a full bathroom, utility room and a flex room. The lower level also has 9 ft ceiling throughout making it feel extra spacious & bright. The attached 2 car garage



is wired, heated & offers attic storage. The home is built on 1 acre with a waterfront parcel across the road offering approximately 150 foot of waterfrontage with opportunities for your boat dock. The home utilizes rainwater harvesting with a 5000 gallon storage system and a whole house water purification unit including UV disinfection!

Built in 2019

Essential Information

MLS® #	202304331
Price	\$899,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,117
Acres	0.97
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 11th, 2023

Community Information

Address	462 Highway 331
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	Conquerall Bank
County	Lunenburg
Province	NS
Postal Code	B4V 0H4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected
Parking Spaces	4

Parking	Attached, Double, Heated Garage, Wired, Gravel
# of Garages	2
View	River
Is Waterfront	Yes
Waterfront	Across Road, Access: Boat, Ocean Access, Access: Public, River Access

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Electric Cooktop, Electric Oven, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator, Water Purifier
Heating	Fireplace(s), Forced Air, Heat Pump, In Floor
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Partial Landscaped, Sloping/Terraced, Softwood Bush, Wooded
Roof	Asphalt
Construction	Shingle Siding, Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	R1
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Listing Details

Listing Office	FLAT RATE REALTY CANADA LTD - 15099
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