

# \$699,000 - 1153 Highway 331, Conquerall Bank

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MLS® #202304986

**\$699,000**

3 Bedroom, 1.50 Bathroom, 1,980 sqft

Residential on 1.48 Acres

C2, Conquerall Bank, NS

An attractive driveway leads the way to the highly sought-after, and picturesque shores of the Lahave River, where you will find this charming bungalow. Initially built for seasonal use, now transformed into a year-round home, this sprawling 3-bedroom, 1.5-bath home offers almost 2000 sq ft and captivating panoramic views. The main living space is open concept in it's design through the kitchen, dining and living area, with the primary bedroom to one side of the home and the other two to the opposite. This unique layout extends privacy for your overnight guests or extended family. Two of the three bedrooms offer several uses. One bedroom has the potential to be office space for those working from home, with a separate entrance and a partitioned-off 2nd room. The other bedroom is ideal for sleeping in one section while enjoying a lovely sunroom or den in the adjoining room. Expansive windows all face the waterside. After all, this is the main attraction! The 1.5-acre property has been well maintained and fully landscaped with a expansive lawn that opens to impressive water frontage, a deck for entertaining, and mature shrubs and trees. Key features include a double car garage, hardwood floors, ETS storage unit, 2 heat pumps for seasonal cooling and heating, a paved drive, storage buildings and a fabulous location. Located only a short distance to Bridgewater amenities and along one of the South Shores' prettiest drives to several white sand beaches, the Lahave



Bakery and several artisan shops, cafÃ© and more. If you've always dreamt of owning on the Lahave River, here's your chance.

Built in 1966

**Essential Information**

MLS® #	202304986
Price	\$699,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,980
Acres	1.48
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 2nd, 2023

**Community Information**

Address	1153 Highway 331
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	Conquerall Bank
County	Lunenburg
Province	NS
Postal Code	B0R 1G0

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Heated Garage, Paved
# of Garages	2
View	River
Is Waterfront	Yes

Waterfront	River Front, River Access
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### **Interior**

Interior Features	High Speed Internet
Heating	Baseboard, Electric, Ductless
Cooling	Ductless
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Partial, Unfinished, Walk-Out Access

### **Exterior**

Lot Description	1 to 2.99 Acres, Landscaped
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

### **Additional Information**

Zoning	Res
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### **Listing Details**

Listing Office	EXIT Realty Inter Lake
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