

\$629,000 - 964 Lower Branch Road, Lower Branch

MLS® #202308085

\$629,000

4 Bedroom, 2.00 Bathroom, 3,080 sqft

Residential on 4.65 Acres

C3, Lower Branch, NS

Nestled in the woods along the beautiful West Branch of the LaHave river this 4.65 acre property has everything you need and more. Built in 1995 it has a beautifully landscaped yard. The choice is yours to lay on the deck or walk the trails along the river. Step into the large front foyer of this three bedroom ,two bath house and be greeted by large beautiful cathedral ceilings. The luxurious hardwood throughout is eye catching but you will be left in awe at the staircase leading to the upper level open concept where you will find a cozy reading nook along with the master, another bedroom/ office and work out space. The master has ample closet space, a large bathroom with whirlpool tub and walkout deck. The kitchen below is bright and spacious with custom built cupboards and new stainless steel appliances. The lower level is completely finished and while it could house another bedroom, it has a beautiful office space, a walk out to the back yard and lots of family living space. Along side the house is a large detached three bay garage that is almost completely insulated with plenty of storage space for your sports car. The upgrades on this house are so many that I have included the list in documents- there is very little of this house that has not been upgraded in the last few years. Special Features are many but of note are new high efficiency heat pumps, 3 new garage doors with new lift master door openers and a keyless access panel, new seamless gutters, five new stainless steel



appliances in 2021 , four new Kohler exterior doors, 3/4 Quebec Maple hardwood throughout main and upper level with high end engineered maple in the basement and CAT6 internet wiring throughout. The living room has a propane line if new buyers want a fireplace. For more- see the file in documents. This property is located just 8 minutes from Bridgewater and has 585 feet of river frontage, walking trails, fishing and swimming access in complete privacy. Don't delay!

Essential Information

MLS® #	202308085
Price	\$629,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	3,080
Acres	4.65
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 21st, 2023

Community Information

Address	964 Lower Branch Road
Area	South Shore
District	405-Lunenburg County
Sub-District	C3
City	Lower Branch
County	Lunenburg
Province	NS
Postal Code	B4V 3M3

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected
Parking Spaces	5

Parking	Detached, Triple, Wired, Double, Gravel, Parking Spaces(s)
# of Garages	3
Is Waterfront	Yes
Waterfront	River Front, Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Water Heater, Stove - Gas, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Baseboard, Forced Air, Furnace, Ductless
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Exterior Features	Balcony
Lot Description	3 to 9.99 Acres, Landscaped, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

Additional Information

Zoning	R1
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Listing Details

Listing Office	Viewpoint Realty Services Inc.
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