

\$749,000 - 1007 Highway 331, Conquerall Bank

MLS® #202308775

\$749,000

4 Bedroom, 2.50 Bathroom, 3,750 sqft

Residential on 0.31 Acres

C2, Conquerall Bank, NS

Just minutes from downtown Bridgewater, this glorious home is almost like a peninsula, out of the way but still close to all amenities provided by the city. Looking out from the dining or living room you almost feel like being on a boat on the beautiful La Have River. Quality workmanship throughout the house, the Brazilian Cherry Hardwood Floors, crown mouldings and the openness and flow of kitchen, dining and living room plus the gorgeous river views from almost all the rooms make for an exclusive living experience. Watch the boats go by and listen to the seagulls while you are sitting and relaxing on your dock. The solid built of this ICF construction with 14" exterior walls guarantee soundproof from the road. Custom hand crafted kitchen cabinets provide lots of space in this spacious kitchen with its big island, located conveniently next to the formal dining room that easily sits 10 people or more. Nestled between the kitchen and the living room and close to the main entrance is the elegant office, ideal for meeting clients. Master Bedroom with en-suite bath and large closet plus three more bedrooms are all upstairs, together with another full bath. The lower level is used as storage at the moment but would make a fabulous family room or even a small apartment or in-law suite. Some more features that add to the value of the house: Economical Geothermal heating/cooling system, ducted heat pump, wired Cummins auto-transfer 50 KW generator that powers the



entire house and starts automatically the moment of a power failure.

Built in 2006

Essential Information

MLS® #	202308775
Price	\$749,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,750
Acres	0.31
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 11th, 2023

Community Information

Address	1007 Highway 331
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	Conquerall Bank
County	Lunenburg
Province	NS
Postal Code	B4V 0H9

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Double, Garage, Wired, Gravel, Multiple Driveways, Paved
# of Garages	2
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	High Speed Internet
Appliances	Glass Cooktop, Electric Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator
Heating	Forced Air
Cooling	Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Aluminum Siding, Brick, Concrete
Foundation	Concrete Perimeter

Additional Information

Zoning	Res
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Listing Details

Listing Office	Royal LePage Atlantic
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