

\$349,900 - 6560 Highway 332, Upper Lahave

MLS® #202310133

\$349,900

2 Bedroom, 2.00 Bathroom, 1,500 sqft

Residential on 0.31 Acres

B3, Upper Lahave, NS

Classic, gabled-roof historic home with bright, carefully appointed views of the LaHave River, mature-growth forest, and private meadow from every window. Character-elements like exposed beams and a farmhouse-style kitchen remain. Much of the substantive upgrading generally required with old houses has been completed. It has been redesigned with contemporary floor-plan updates that allow for barrier-free main-floor living (wheelchair accessible, exterior and interior doors, bathroom, and external ramp), something which is very uncommon for a historic home and ideal for those looking to age in place. The house includes many modern mechanical upgrades. 'New' (2019) upgrades include a new addition, concrete floors throughout the main with in-floor hot water radiant heat; all new electrical with 200 AMP service; all new plumbing for bathrooms, kitchen, laundry room, and new hot water heater; a new heat recovery ventilator; and a new septic system. All windows were replaced with European-style tilt-and-turn windows that are highly efficient and dual-functional. Two new sliding patio doors were installed in the open concept kitchen-dining room area, making this a bright and attractive gathering space. This flows out to the new deck which has south-facing water views and overlooks the 'meadow' (a perfect spot for a full-sun garden). There is new plumbing leading to the second floor future bathroom. The bedroom and den (or potential second bedroom) have been



insulated, wired, and drywalled. The mudding, trim, and fixtures remain to be completed, allowing the opportunity to choose your own finishes. The house has a charming, Cape-Cod feel, with new cedar shingles and solid wood trim on the exterior of the main floor. Exterior siding on the dormer and new roof shingles still need to be done. While a few details remain to be completed, it creates an opportunity for the next owner to add their own touches to make this charming house their home, cottage, or artist's studio.

Essential Information

MLS® #	202310133
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,500
Acres	0.31
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 16th, 2023

Community Information

Address	6560 Highway 332
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Upper Lahave
County	Lunenburg
Province	NS
Postal Code	B4V 7B4

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel, Parking Spaces(s)

View	River
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Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Washer, Range Hood, Refrigerator
Heating	Baseboard, Hot Water, In Floor, Radiant
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Full, Unfinished

Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Masonite/Colour Lock, Shingle Siding
Foundation	Concrete Perimeter, Stone

School Information

Elementary	Bluenose Academy
Middle	Bluenose Academy
High	Park View Education Centre

Additional Information

Zoning	not zoned
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Listing Details

Listing Office	CANOE REALTY - 14497
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