

# \$525,000 - 4015 Highway 331, Dublin Shore

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MLS® #202312263

## **\$525,000**

4 Bedroom, 1.50 Bathroom, 2,257 sqft

Residential on 0.85 Acres

C2, Dublin Shore, NS

Wake up to the sun shining on the beautiful ocean waters of Dublin Shore. 4015 Highway 331 is a charming Two story seaside home that is ready for new owners to enjoy.

Featuring 4 bedrooms and 1 and a half bathrooms, this cozy home has plenty of room for any growing family. The spacious main floor kitchen has sprawling counter space, a vaulted ceiling, and new tile flooring. The main floor also boasts a large living room, den, and rec room with beautiful hardwood floors throughout. The central dining room ties the main floor together, with softwood floors and large windows to allow the light to shine through. Moving up to the second floor you'll find a 4 piece bathroom as well as three cozy bedrooms featuring built in storage and softwood floors. The attic is the hidden gem of the house. Fully furnished with softwood floors and pot lighting throughout, this area offers tons of storage space while also being the perfect space for anything from a primary bedroom with ocean views, the perfect play area for kids, or a great spot for a home studio. Outside, the property offers sweeping views of Dublin Bay. A rock wall divides the yard from the shoreline, allowing access to any type of water activity such as sea kayaking, canoeing, paddleboarding, and boating. There are many local islands such as Moshers Island, East and West Spectacle Island, and West Ironbound to explore. Moving down to the end of the property, you will find a large barn that is used for boat building and was



once a marine parts and hardware store. This building sits on its own parcel of land opening up options to sell the parcel if you desired. A structure like this can lend itself to a number of uses. Boat building, any kind of art studio, or could potentially be converted into a rental property, and anything else you can think of. It features two large areas, one with high open ceilings and tall double doors on both ends. There is also an upstairs space perfect for storage or many other uses.

Built in 1928

**Essential Information**

MLS® #	202312263
Price	\$525,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,257
Acres	0.85
Year Built	1928
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 29th, 2024

**Community Information**

Address	4015 Highway 331
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	Dublin Shore
County	Lunenburg
Province	NS
Postal Code	B0R 1C0

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Gravel, Single
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access, Stream/Pond

### **Interior**

Interior Features	High Speed Internet
Appliances	Oven, Stove, Dishwasher, Dryer, Washer, Refrigerator, Water Softener
Heating	Baseboard, Forced Air
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Lot Description	0.5 to 0.99 Acres, Partially Cleared, Partial Landscaped, Level
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

### **Additional Information**

Zoning	Residential
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### **Listing Details**

Listing Office	EXIT Realty Inter Lake
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