

\$379,900 - 22 Falls Brook Road, Upper Branch

MLS® #202321582

\$379,900

2 Bedroom, 1.00 Bathroom, 1,189 sqft

Residential on 5.94 Acres

C3, Upper Branch, NS

If you have been waiting for a newer, modern, and Open Concept Home with an attached Garage, Privacy, low county taxes, and land.....well consider this your Lucky Day! This gorgeous 2 Bed and 1 Bath Bungalow is perfect whether you are a first time Home Buyer or looking to downsize to one level easy living. Located on a small private road just 10 minutes to Bridgewater is the most beautiful 5.94 acre property offering the security of a subdivision but the privacy you have been hoping for with a stunning landscaped yard, set back perfectly from the road. Be prepared to fall in love the second you step in the door to find the most amazing Open Concept Living Space with it's gorgeous Kitchen with a beautiful centre Island, tons of cupboard and counter space, the huge Living Room with it's Cozy wood stove as well as the energy efficient heat pump offering inexpensive heating and cooling all year long. The Bright and sun filled Dining Room is large enough for the entire Family and with this layout and location...this is definitely where people will want to gather! The Bedrooms are bright and spacious including the incredible Primary Bedroom that will fit that King Size bed you have been wanting! There have been many recent upgrades including the new roof shingles in 2019! Wait until you see the covered breezeway that is not just perfect for entertaining even on rainy days but will protect you from the weather as you head out to your amazing attached garage, which also offers a



sunroom/greenhouse to do with as you wish.
Top this incredible package off with the peaceful and private patio area for a firepit or BBQ with Friends, or the perfect spot for the Hot Tub you have been dreaming of! Stock the pond with fish or head to the nearest Lake, and don't forget the white sand beaches that Nova Scotia is known for! This property, in this location, at this price....will not last! Call today to book your viewing!

Built in 2006

Essential Information

MLS® #	202321582
Price	\$379,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,189
Acres	5.94
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 16th, 2024

Community Information

Address	22 Falls Brook Road
Area	South Shore
District	405-Lunenburg County
Sub-District	C3
City	Upper Branch
County	Lunenburg
Province	NS
Postal Code	B4V 4X8

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Single, Wired, Gravel
# of Garages	1
Waterfront	Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Level, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Slab

Additional Information

Zoning	Res
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Listing Details

Listing Office	EXIT Realty Inter Lake
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Listing information last updated on October 28th, 2025 at 7:47am ADT