

\$229,900 - 440 Bruhm Road, Branch Lahave

MLS® #202321910

\$229,900

2 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 0.84 Acres

C3, Branch Lahave, NS

Discover the ease and charm of single-level minihome living, perfect for those entering the world of homeownership or anyone seeking to downsize without sacrificing the pride of land ownership. This remarkable home presents a rare opportunity, as its fortunate new owner will possess nearly a full acre of land nestled alongside the peaceful Zwicker Brook, a picturesque waterway flowing into the serene LaHave River. Step inside this meticulously cared-for home, and you'll find two generously-sized bedrooms, a fully equipped bathroom, and a spacious living room adorned with soaring vaulted ceilings. The kitchen has recently received a rejuvenating makeover, ensuring it's both stylish and functional. In the heart of the living room, a cozy wood stove awaits your evenings, boasting WETT certification in 2023 for your peace of mind. For those warm summer days, a trusty heat pump keeps you comfortable. Venture through the living room, and you'll discover the impressive second bedroom, perfect for guests or a home office. On the opposite side of the home, you'll be greeted by the spacious primary bedroom, a convenient laundry/mudroom, and another full bathroom, ensuring all your daily needs are met with ease. As if that's not enough, this property offers not one but two full sheds, with one being fully wired and equipped with a garage door. These provide ample storage for your tools, hobbies, or a place to explore your creative side. The spacious land surrounding



the home invites you to cultivate your private oasis, making it a paradise for gardeners or outdoor enthusiasts. All of this tranquility and beauty are just minutes away from the conveniences and amenities of Bridgewater. This exceptional property harmonizes the simplicity of nature with the comforts of home, making it an ideal sanctuary for first-time homebuyers and those embarking on a downsizing journey. Don't miss your chance to own this unique piece of paradise.

Built in 1994

Essential Information

MLS® #	202321910
Price	\$229,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.84
Year Built	1994
Type	Residential
Sub-Type	Mobile Home
Status	Closed
Date Sold	December 1st, 2023

Community Information

Address	440 Bruhm Road
Area	South Shore
District	405-Lunenburg County
Sub-District	C3
City	Branch Lahave
County	Lunenburg
Province	NS
Postal Code	B4V 4J2

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
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Parking Spaces	2
Parking	Double, Gravel
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access, Stream/Pond

Interior

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

Exterior

Lot Description	0.5 to 0.99 Acres, Partially Cleared, Partial Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	None

School Information

Elementary	West Northfield Elementary School
Middle	Bridgewater Junior Senior High School
High	Park View Education Centre

Additional Information

Zoning	RES
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Listing Details

Listing Office	Sotheby's International Realty Canada
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