

\$799,900 - 2383 Highway 331, West Lahave

MLS® #202323592

\$799,900

5 Bedroom, 4.00 Bathroom, 3,398 sqft

Residential on 1.08 Acres

C2, West Lahave, NS

As soon as you drive up to the brick post at the top of the paved driveway you will enjoy a picturesque view surrounding this attractive, elegant looking home. The view is just simply "Stunning." From the minute you step into the front entryway of this well lit home you can see the contractor's dedication to highlighting as much of the gorgeous view as possible. This home provides open concept living that makes it the perfect space for entertaining! The large kitchen and separate dining room opens up into the living room which is complete with large patio doors that lead you to a huge deck where you can sit and enjoy your very own private space. This home offers so much to a growing family including serving as a potential source of income. Amongst the many things this property offers "privacy" is one. A great backyard for family get-togethers, etc. Plus your own private beach. On the main floor there is the primary bedroom with a continue with your own private beach. On the main floor there is the primary bedroom with a walk-in closet and your own private bath. In the same section there is another bedroom and with its own bath for that older/younger child or guest when they arrive. At the opposite end you'll find two more spacious bedrooms, a full bath, laundry and storage. Down the curved steps from the upper level there's the family/games room for all to enjoy with its own private bar all just off the ground level patio and steps to your beautiful backyard. Just next to the family room you'll find a garage / utility area that has



lots of space for your boat or other outdoor activities. For easy access the wharf is just a short walk away to launch your boat and all your other water equipment. Also from the back you'll find a very nice, fully operated, Air B & B with its own entry to generate a little extra income. Guests will be happy they called. See LBO for the Special Feature Sheet to tell you even more about this amazing home. You'll be glad you called to inquire.

Built in 1986

Essential Information

MLS® #	202323592
Price	\$799,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,398
Acres	1.08
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	April 2nd, 2024

Community Information

Address	2383 Highway 331
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	West Lahave
County	Lunenburg
Province	NS
Postal Code	B0R 1G0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Single, Wired, Double, Paved
# of Garages	1
View	River
Is Waterfront	Yes
Waterfront	River Front, Access: Boat, River Access

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove - Gas, Dishwasher, Microwave, Water Softener
Heating	Forced Air, Furnace, Heat Pump, Ductless
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Exterior Features	Dock
Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Pentz Elementary School
Middle	Hebbville Academy
High	Park View Education Centre

Additional Information

Zoning	Res
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Listing Details

Listing Office	Royal LePage Atlantic (New Minas)
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