

\$1,198,000 - 3971 Highway 331, Dublin Shore

MLS® #202401905

\$1,198,000

3 Bedroom, 2.00 Bathroom, 1,484 sqft

Residential on 0.70 Acres

C3, Dublin Shore, NS

Welcome to your dream oceanfront retreat in Nova Scotia's South Shore! This stunning 3-bedroom loft-style home marries contemporary design with coastal charm. Situated on the Atlantic's edge, breathtaking views will greet you as you step in. The interior is a blend of space and light, featuring shiplap ceilings, elegant fixtures, and ample natural light. The windows showcase ocean views the moment you enter the open-concept living area. A modern custom kitchen with luxury appliances, quartz countertops, and a tiled backsplash awaits culinary enthusiasts. Open the 16-ft patio doors to the private deck, where you'll relish the sound of waves, ship-watching, and picturesque views. Two spacious bedrooms on the main level that have private walk-out access and a shared three-piece bathroom. Take the incredible custom staircase up to the primary suite; an absolute haven. With a seating area, skylight windows, an incredible view, and an en-suite bathroom with top-to-bottom 24x48 inch tiles, cedar tongue and groove ceiling, and a soaker tub â€” your private oasis, you won't want to leave. The residence includes a Generac generator, a new septic system, a new heating and cooling system, new windows, new siding, a new roof, and the list goes on. Take a stroll outside to the FULLY FURNISHED guest suite. A private oasis for family and friends to stay. The suite mirrors the main house in craftsmanship and love with a bonus hot tub for those cool summer evenings. Embrace the



coastal lifestyle with nearby access to beaches like Crescent and Risser Beach, stop for a coffee and fresh bread at the LaHave Bakery, or take the ferry into old town Lunenburg. Whether a permanent home, vacation getaway or summer rental, this oceanfront gem is the perfect escape. Schedule a showing today and get lost in this remarkable home's serenity!

Built in 1883

Essential Information

MLS® #	202401905
Price	\$1,198,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,484
Acres	0.70
Year Built	1883
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 13th, 2024

Community Information

Address	3971 Highway 331
Area	South Shore
District	405-Lunenburg County
Sub-District	C3
City	Dublin Shore
County	Lunenburg
Province	NS
Postal Code	B0R 1C0

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front, Ocean Access

Interior

Interior Features	Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Forced Air, Heat Pump
Cooling	Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Crawl Space

Exterior

Lot Description	0.5 to 0.99 Acres
Roof	Metal
Construction	Steel Siding
Foundation	Stone

School Information

Elementary	Petite Riviere Elementary School
Middle	Hebbsville Academy
High	Park View Education Centre

Additional Information

Zoning	rural
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Listing Details

Listing Office	The Agency Real Estate Brokerage
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