

# \$299,900 - 46 Lawrence Hatt Road, Western Shore

MLS® #202405047

## \$299,900

2 Bedroom, 2.00 Bathroom, 1,469 sqft  
Residential on 0.16 Acres

A2, Western Shore, NS

Welcome to 46 Lawrence Hatt Road. This home on the quiet Western Shore provides a large open concept living space with an updated kitchen. The basement has a cozy recroom, a den and a second bedroom with a second full bath. The home has been updated and is move in ready. Updates include vinyl windows, modern wood siding, architectural shingles, Furnace 2007, HW heater 2020, 100amp modern breaker panel, solar panels for greatly reduced electrical costs and two brand new heat pumps.... and lets not forget the huge detached garage with full loft, think of the possibilities! The garage is insulated and has 2 heat pumps providing heat and A/C. The upper loft is large providing great storage, or a secondary social space. The property is serviced by municipal sewer and only steps away from the Chester Connection Trail. Book a viewing now, while the great property is still available!



Built in 1980

## Essential Information

MLS® #	202405047
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,469
Acres	0.16

Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 12th, 2024

### Community Information

Address	46 Lawrence Hatt Road
Area	South Shore
District	405-Lunenburg County
Sub-District	A2
City	Western Shore
County	Lunenburg
Province	NS
Postal Code	B0J 3M0

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Heated Garage, Dirt

### Interior

Interior Features	High Speed Internet
Heating	Forced Air, Furnace, Ductless
# of Stories	1
Stories	One
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Wood Siding
Foundation	Block

### Additional Information

Zoning	R-1
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### Listing Details

Listing Office	Viewpoint Realty Services Inc.
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