

# \$580,000 - 4533 Highway 331, West Dublin

MLS® #202409785

## \$580,000

3 Bedroom, 2.00 Bathroom, 1,354 sqft  
Residential on 4.37 Acres

C2, West Dublin, NS

If you've been dreaming about life on the sea, this 3 bedroom, 2 bath craftsman is the perfect backdrop for your next big adventure! Sitting on nearly 5 acres with 200 feet of water front, this oceanside beauty comes with a jaw dropping new bunkie - perfect for your family, friends or short term rental guests! Soak in the views of Dublin Bay and Lahave Islands at this boater's delight - there's easy roadway and launching access for your boat, complete with protected mooring. Many updates through out this bright and cheery home will make it a space that you and your family never want to leave. Minutes from the ferry, Lahave Bakery, Ploughman's Lunch and pristine beaches including Rissers and Crescent! Book your viewing at this exceptional property today.



Built in 1952

## Essential Information

MLS® #	202409785
Price	\$580,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,354
Acres	4.37
Year Built	1952
Type	Residential

Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 16th, 2024

### Community Information

Address	4533 Highway 331
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	West Dublin
County	Lunenburg
Province	NS
Postal Code	B0R 1C0

### Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Gravel, Multiple Driveways, Parking Spaces(s)
Is Waterfront	Yes
Waterfront	Ocean Front

### Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Forced Air, Furnace
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Partially Finished, Walk-Out Access

### Exterior

Lot Description	3 to 9.99 Acres, Partially Cleared, Landscaped, Level, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter

### School Information

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

### **Additional Information**

Zoning	Res
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### **Listing Details**

Listing Office	EXIT Realty Inter Lake
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