

\$335,000 - 20 Violet View Lane, Western Shore

MLS® #202412255

\$335,000

4 Bedroom, 2.00 Bathroom, 1,695 sqft

Residential on 1.08 Acres

A2, Western Shore, NS

Tucked away from the main road, this expansive 4-bedroom, 2-bathroom home offers a perfect blend of tranquility and convenience. Enjoy ocean views from the comfort of your spacious front verandah and deck, creating an idyllic setting. Built on a sizable acre property, this home provides ample space for outdoor activities and boasts a wonderful backyard for both relaxation and play. The property includes three outbuildings, ideal for workshop and storage needs. The house itself is designed for versatile living with plenty of room to grow. The thoughtful addition, built in 2004, makes it perfect for an in-law suite or extended family living. The layout features 2 bedrooms on the upper level and 2 bedrooms on the main floor. There are also 2 living rooms, 2 kitchens, and 2 bathrooms, one of which is equipped with a stackable washer and dryer. There is an office and a laundry/storage room, providing plenty of space for all your needs. The basement section under the addition includes a walkout with a workshop area and a wood stove, making it an excellent space for hobbies or additional storage. Located just across the main road, you'll find the beach and Wildrose Park, perfect for leisurely strolls and outdoor fun. An outdoor community playground is only a 5-minute walk away, offering a great spot for kids to play. The property is also conveniently close to a popular local seafood restaurant and the government wharf, enhancing your coastal living experience. For your daily needs,



the charming town of Mahone Bay is only a 13-minute drive away, offering shops, cafes, and essential services. Additionally, metro Halifax is just over an hour's drive, providing access to city amenities while allowing you to return to your peaceful seaside retreat. This property is an exceptional find, combining spacious living areas, beautiful ocean views, and the perfect location for a vibrant coastal lifestyle. Don't miss the opportunity to make this versatile and charming home your own.

Essential Information

MLS® #	202412255
Price	\$335,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,695
Acres	1.08
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 1st, 2024

Community Information

Address	20 Violet View Lane
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 Spaces	2

Parking	No Garage, Double, Gravel
View	Ocean

Interior

Interior Features	High Speed Internet
Appliances	Propane Cooktop, Oven - Propane, Electric Range, Dryer, Washer, Washer/Dryer, Freezer - Chest, Refrigerator, Water Softener
Heating	Baseboard, Forced Air, Furnace, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Crawl Space, Full, Partial, Unfinished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Level, Sloping/Terraced, Wooded
Roof	Metal
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Stone

School Information

Elementary	Chester District Elementary School
Middle	Chester Area Middle School
High	Forest Heights Community School

Additional Information

Zoning	Hamlet
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Listing Details

Listing Office	RE/MAX Banner Real Estate (Bridgewater)
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Listing information last updated on October 14th, 2025 at 5:47pm ADT