

\$439,900 - 3509 Upper Branch Road, Upper Branch

MLS® #202412813

\$439,900

3 Bedroom, 2.00 Bathroom, 2,021 sqft

Residential on 11.92 Acres

C3, Upper Branch, NS

Every once in a while a very special property hits the market that we like to call "The Full Package!" and today...is that day!! This is one of those properties that you can't drive by without noticing, with it's picture perfect fenced in pasture, it's gorgeous landscaped and almost park-like yard with it's impressive circular driveway, and sitting back far enough to give you and your Family the safety and privacy you deserve. Located approx 12 min from Bridgewater this 2 Bed plus Den and 2 Bath Home sits on the most beautiful 11.92 Acre property, offers acreage, pasture, a 2 level 35'x22' barn (new Metal Roof), a 16'x12' garage, 15'x8' wood shed, an incredible 20'x40' Inground Pool (new liner last year), and has been loved by the same Family since new. This home was built for entertaining and the main floor offers a spacious kitchen with stainless steel appliances, dining area with patio doors to the huge front deck, large Living Room, full Bath, and 2 spacious Bedrooms. Downstairs is a huge finished Rec Room with a new electric fireplace and patio doors that lead to the most amazing back yard and pool, full bath, a Den that has the potential to be a legal Bedroom once an Egress window is installed, a utility room/workshop with walkout and two furnaces (wood and oil). The 23'4x17'1 addition is the perfect place for entertaining friends or would be ideal for an at home business/office or an at Home Gym with it's separate entrance. So many upgrades have been done including the new wood



furnace and chimney (2yrs old), newer vinyl windows, roof shingles (house 5yrs ago and addition shingles 2024), rain gutters (2yrs), water conditioner (1yr), oil tank (2022), and so much more!! This is a property to be proud of and it just does not get better than this!

Built in 1984

Essential Information

MLS® #	202412813
Price	\$439,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,021
Acres	11.92
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 5th, 2024

Community Information

Address	3509 Upper Branch Road
Area	South Shore
District	405-Lunenburg County
Sub-District	C3
City	Upper Branch
County	Lunenburg
Province	NS
Postal Code	B4V 4X7

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Detached, Single, Circular Driveway, Gravel
# of Garages	1
Waterfront	Stream/Pond

Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Central Vacuum, High Speed Internet
Appliances	Water Softener Rented, Electric Cooktop, Oven, Refrigerator
Heating	Baseboard, Fireplace(s), Hot Water
Fireplace	Yes
Fireplaces	Electric
Stories	Split Entry
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	10 to 49.99 Acres, Partially Cleared, Partial Landscaped, Level, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Shingle Siding
Foundation	Concrete Perimeter, Slab

Additional Information

Zoning	Res
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Listing Details

Listing Office	EXIT Realty Inter Lake
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