

\$495,000 - 1200 Crousetown Rd, Crousetown

MLS® #202415234

\$495,000

4 Bedroom, 2.00 Bathroom, 2,120 sqft

Residential on 2.22 Acres

C2, Crousetown, NS

Have you ever dreamed of owning a cozy old farmhouse on the East Coast? 1200 Crousetown Road is sure to fit your brief, featuring a lovingly restored and thoughtfully updated 164-year old farmhouse situated on 2.22 acres in beautiful Lunenburg County. Built in 1860 by the Vogler family, the house boasts its original flooring, a modern wood fireplace insert and many other features which helps to retain its old world charm. With 3-4 bedrooms and 2 full baths, this is ideal for a family or for those who like to entertain while the acreage offers ample space for lounging on the decks, gardening, and strolling through the forest down to Wallace Brook. The main floor even has a multi use room which could be used as a granny suite, has its own entrance, and attaches to the full bathroom. The detached double garage makes an excellent workshop and storage space as it is two levels, with a cement floor, and is wired, insulated, and heated on the lower level. All appliances (washer, dryer, fridge, dishwasher and gas stove) are included. This historic property is conveniently located, with only a 15-minute drive to Bridgewater and its amenities, shopping and entertainment. Two of the provinces best beaches - Crescent and Rissers Beach - are less than 10 minutes by car, ensuring you will have easy access to the ocean. There are also several restaurants and cafes, such as Ospreys Nest, Ploughmans Lunch, the Broad Cove Cafe, and the LaHave Bakery all within the surrounding area.



Additional area highlights include a full service vet clinic, prize-winning community school, and the volunteer fire department is just minutes away. Halifax is approximately an hour and a half away. If country living and historic charm speak to you, do not miss out on this opportunity to find your own little farmhouse here in Nova Scotia.

Built in 1860

Essential Information

MLS® #	202415234
Price	\$495,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,120
Acres	2.22
Year Built	1860
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 21st, 2024

Community Information

Address	1200 Crousetown Rd
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	Crousetown
County	Lunenburg
Province	NS
Postal Code	B4V 6P5

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2

Parking	Detached, Double, Heated Garage, Wired, Gravel, Parking Spaces(s)
# of Garages	2
View	River
Is Waterfront	Yes
Waterfront	River Front, River Access, Stream/Pond

Interior

Interior Features	High Speed Internet
Appliances	Gas Range, Dishwasher, Dryer - Electric, Washer, Freezer - Stand Up, Refrigerator
Heating	Fireplace(s), Furnace, Ductless
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Level, Rolling Slope, Wooded
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter, Stone

School Information

Elementary	Pentz Elementary School
Middle	Hebbville Academy
High	Park View Education Centre

Additional Information

Zoning	unzoned
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Listing Details

Listing Office	Red Door Realty(Lunenburg)
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