

\$439,000 - 4561 Highway 331, West Dublin

MLS® #202415731

\$439,000

3 Bedroom, 1.00 Bathroom, 1,270 sqft

Residential on 1.04 Acres

C2, West Dublin, NS

Welcome to this historic Nova Scotia fisherman's home, sensitively updated for full-time living or as a summer sanctuary. On the first floor you'll find a living room and adjacent sitting room/study complete with vintage light fixtures, mouldings, and softwood floors, a dining room with Jotul wood-stove, and kitchen with custom cabinets, stainless steel appliances, plus marble and wood countertops. The mud room includes a coffered ceiling, coat closet, and laundry/utility space with Bosch washer and dryer tucked behind folding doors. The second floor features a bathroom with a tub/shower and clever built-in cupboards, three good sized bedrooms - all with closets (a rarity in heritage houses) - and a bonus nook for reading or additional storage. From the upper deck, with your morning coffee, watch the sunrise or star-gaze with an evening cocktail. The covered lower porch, shaded by a magnificent horse chestnut, is perfect for lounging and alfresco dining. Well set back from the road in a clearing surrounded by spruce trees, the private yard offers perennial gardens, wild blueberry bushes, spring mayflowers, garden shed, and a pagoda-style firewood shelter. There is even an outdoor shower for washing off sand from the beach - Crescent and Rissers are just a short drive or bike ride away. The Lahave Bakery and Petite General are 6 kms in either direction - stroll to the Ploughman's Lunch for their famous croissants or shop at the friendly West Dublin



Farmerâ€™s Market on summer Saturdays.
Bridgewater is 20 minutes up river. This is a charming, serene, well-maintained home that is move-in ready. A list of upgrades is available.

Built in 1915

Essential Information

MLS® #	202415731
Price	\$439,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,270
Acres	1.04
Year Built	1915
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 12th, 2024

Community Information

Address	4561 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	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Gravel

Interior

Interior Features	High Speed Internet
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Appliances	Electric Range, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard, Forced Air, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	rural
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Listing Details

Listing Office	Keller Williams Select Realty (Lunenburg)
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Listing information last updated on October 15th, 2025 at 9:14am ADT