

# \$399,000 - 39 Birch Drive, Bridgewater

MLS® #202416988

## \$399,000

3 Bedroom, 1.50 Bathroom, 1,687 sqft  
Residential on 0.29 Acres

C1, Bridgewater, NS



Welcome! This 3-bedroom, 1.5-bathroom house is more than just a home—it's a place where memories are made and cherished. Inside the rooms are illuminated by large windows. There is no shortage of storage with many closets for your items. The basement is partially finished, it could be used as a REC room, Man Cave, Theatre, You name it! The propane fireplace is an option for those cozy nights in. Outside, the backyard offers a serene escape with a deck, perfect for dining and entertaining guests. Nestled in the serene town of Bridgewater, this charming bungalow offers a perfect blend of tranquility and convenience. Located within walking distance of the town pool for those hot days. It promises refreshing escapes just moments away. Nearby public parks invite leisurely strolls and outdoor activities, while the marina offers a gateway to serene waterfront views and nautical adventures. The opportunities are endless in this growing town.

Built in 1971

## Essential Information

MLS® #	202416988
Price	\$399,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1

Square Footage	1,687
Acres	0.29
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 30th, 2024

### Community Information

Address	39 Birch Drive
Area	South Shore
District	405-Lunenburg County
Sub-District	C1
City	Bridgewater
County	Lunenburg
Province	NS
Postal Code	B4V 1Z1

### Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	Paved

### Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Refrigerator
Heating	Baseboard, Fireplace(s)
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Partially Finished

### Exterior

Lot Description	Under 0.5 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

### School Information

Elementary	Bridgewater Elementary School
Middle	Bridgewater Junior Senior High School
High	Park View Education Centre

**Additional Information**

Zoning	N/A
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**Listing Details**

Listing Office	EXIT Realty Inter Lake
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