

\$564,900 - 2346 Highway 331, West Lahave

MLS® #202417138

\$564,900

3 Bedroom, 1.50 Bathroom, 1,633 sqft

Residential on 51.19 Acres

C2, West Lahave, NS

Experience spectacular water views of the historic LaHave River from an elevated lot encompassing 51 acres of backyard fun. This meticulously renovated modern family farmhouse located just 8 minutes outside of Bridgewater boasts 3 bedrooms with extensive renovations conducted between 2022 and 2024. The newly custom kitchen features exquisite quartz countertops, a spacious island and state-of-the-art appliances. This home also includes a new half bath, laundry room, upgraded plumbing, and insulation. New 200 amp panel with electrical upgrades throughout the home. Upgrades to the heating system, with electric baseboard heating complements the efficient oil furnace that undergoes annual servicing. The balcony off the master bedroom features a new railing system overlooking the river, offering a serene spot to unwind. Newly painted exterior and concrete stairs add to the allure of this picture-perfect home. Every detail in this home has been flawlessly attended to, including stylish lighting fixtures and trim. A large 1600 sq ft outbuilding with a 100 amp breaker system offers secure parking and is versatile and spacious. This area can be utilized as a workshop for woodworking, metalworking, gardening, an art studio, or even transformed into a home fitness. This property not only offers easy access to premium quad trails but also provides abundant local boating and fishing opportunities. It's the perfect setting for creating cherished family memories and



enjoying a tranquil, nature-filled lifestyle. What's more, it could qualify for government subsidies under the Secondary and Backyard Suite Incentive Program, making it an exceptional investment opportunity. Schedule a viewing today and discover how this incredible home can fulfill your family's dreams.

Built in 1927

Essential Information

MLS® #	202417138
Price	\$564,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,633
Acres	51.19
Year Built	1927
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 3rd, 2024

Community Information

Address	2346 Highway 331
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	West Lahave
County	Lunenburg
Province	NS
Postal Code	B0R 1G0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3

Parking	Detached, Triple, Wired, Gravel, Paved
# of Garages	3
View	River

Interior

Interior Features	High Speed Internet
Appliances	Stove, Refrigerator
Heating	Baseboard, Forced Air, Furnace
# of Stories	1
Stories	One and One Half
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	50 to 100 Acres, Cleared, Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Stone

Additional Information

Zoning	Res
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Listing Details

Listing Office	Royal Lepage Atlantic (Mahone Bay)
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