

\$499,900 - 1772 Highway 331, West Lahave

MLS® #202421826

\$499,900

3 Bedroom, 2.00 Bathroom, 1,665 sqft

Residential on 2.71 Acres

C2, West Lahave, NS

Experience the beauty of this fully updated 3-bedroom, 2-bathroom waterfront residence on the scenic LaHave River. Thoughtfully renovated over the past two years, this home blends classic charm with contemporary features. The custom kitchen features a large island with quartz countertops, new stainless steel appliances, and high-end finishes. Both bathrooms have been fully renovated, with a 4-piece bath on the main floor and a stylish tiled shower on the upper level. Upgrades designed for year-round comfort and efficiency include new windows, insulation, a high-efficiency boiler, electrical updates, heat pumps, a hot water tank, a pressure tank, and a reverse osmosis water-softening system. This home is a rare find on the LaHave, set on an elevated lot far from the road, with nearly 3 acres of land and unobstructed panoramic views of the river. Wake up each morning to stunning sunrises while enjoying your coffee, wind down on your front porch overlooking the water, or take a boat ride right from your own home! The waterfront access offers the potential to build your own wharf. The property also provides ample space for a future garage or additional dwelling on the large, level area next to the home. Alternatively, you could continue using the space to grow your own vegetables and create a unique garden. Just 10 minutes from Bridgewater and near the Yacht Club, LaHave Bakery, Crescent Beach, and local galleries, this home offers peaceful living while keeping you close to local



amenities. Don't miss your chance to own this exceptional riverside retreat"schedule a private showing today!

Built in 1920

Essential Information

MLS® #	202421826
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,665
Acres	2.71
Year Built	1920
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	January 10th, 2025

Community Information

Address	1772 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	2
Parking	No Garage, Double, Gravel, Parking Spaces(s)
View	River
Is Waterfront	Yes
Waterfront	River Front

Interior

Interior Features	High Speed Internet
Appliances	Range, Stove, Dishwasher, Dryer, Washer, Refrigerator, Water Purifier, Water Softener
Heating	Baseboard, Furnace, Heat Pump, Hot Water
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Partial Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Masonite/Colour Lock
Foundation	Concrete Perimeter

School Information

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

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Royal LePage Atlantic (Mahone Bay)
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