

\$485,000 - 74 Old Blue Rocks Road, Garden Lots

MLS® #202422568

\$485,000

3 Bedroom, 1.00 Bathroom, 1,400 sqft

Residential on 1.67 Acres

B3, Garden Lots, NS

LUNENBURG HOBBY FARM

OPPORTUNITY! -- Have you been dreaming of having a few horses?...maybe some goats?...perhaps something more exotic like alpaca? Or is it just some chickens for fresh eggs you seek? What about a bit of cleared land for growing your own food? How about all of the above, and more!! Well, here's a rare find – this is your opportunity to have a tidy Hobby Farm property right at the edge of town! Enjoy the benefits of rural living, without being too far out in the country! The old farmhouse has enjoyed extensive updates & is thoroughly refreshed, meaning you can simply move in and be comfortable. The 1400 sq ft home features a spacious & open living/dining room, a fresh & bright kitchen, main level full bath, and front & back decks to enjoy the country setting & views of the classic red barn at different times of day. Upstairs are 3 bedrooms, including a spacious primary. A multi-zone ductless heat pump w/ 3 heads ensures year-round comfort throughout the house, including the high & dry basement which has been fully insulated. Other recent improvements include electrical upgrades, including new generator panel, updated plumbing, and extensive drainage & landscaping around the house. Four outbuildings include the 6-stall horse barn complete with 1000 sq ft hayloft; a large garage/workshop building that is fully insulated & has its own 100Amp electrical; a large horse shelter in the upper paddock; and a handy little



equipment shed. With these versatile buildings the possibilities are endless. The garage would make an ideal shop for any woodworker, or perhaps the perfect spot to tinker on a vintage car. The 1.7 acre property encompasses upper & lower paddocks, fields & gently sloping lawns, a fully fenced veggie garden w/ irrigation system, & ample parking areas for assorted vehicles. All of this is to be had, a mere km from the centre of popular Lunenburg. You even have municipal water! Like we said...'A Rare Find'!

Essential Information

MLS® #	202422568
Price	\$485,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,400
Acres	1.67
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 31st, 2024

Community Information

Address	74 Old Blue Rocks Road
Area	South Shore
District	405-Lunenburg County
Sub-District	B3
City	Garden Lots
County	Lunenburg
Province	NS
Postal Code	B0J 2C0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking	Detached, Wired, Gravel

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Refrigerator
Heating	Baseboard, Ductless
Cooling	Ductless
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Partial Landscaped, Sloping/Terraced
Roof	Asphalt, Metal
Construction	Shingle Siding
Foundation	Stone

School Information

Elementary	Bluenose Academy
Middle	Bluenose Academy
High	Park View Education Centre

Additional Information

Zoning	NA
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Listing Details

Listing Office	Red Door Realty(Lunenburg)
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Listing information last updated on October 23rd, 2025 at 9:02am ADT