

# \$249,900 - 414 Bruhm Road, Branch Lahave

MLS® #202425699

## \$249,900

3 Bedroom, 1.00 Bathroom, 1,235 sqft  
Residential on 1.69 Acres

C3, Branch Lahave, NS



Nestled in privacy, this 1.69-acre property offers the perfect blend of rural tranquility and convenience, just 10 minutes from Bridgewater. Nature lovers will appreciate the peaceful Zwicker Brook meandering along the back corner. The home features a 56'4" x 12'1" mobile unit with a spacious 36'4" x 15'3" addition, all atop a partially finished walkout basement with full concrete construction. Inside, a modern kitchen with matching island flows into a dedicated dining room, while the expansive living room opens onto a cozy front verandah. With three bedrooms, a full bath with laundry, and a back deck equipped with a wheelchair ramp, this home is both functional and accessible. For extra storage or workspace, the property includes a separate wired trailer (56'2" x 11'10"), an outbuilding (16'4" x 12'4"), and a shed (10'3" x 8'3"). Whether you're seeking a peaceful retreat or a home with plenty of room to tinker and store, this property has it all.

Built in 1973

## Essential Information

MLS® #	202425699
Price	\$249,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,235

Acres	1.69
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	January 16th, 2025

### Community Information

Address	414 Bruhm Road
Area	South Shore
District	405-Lunenburg County
Sub-District	C3
City	Branch Lahave
County	Lunenburg
Province	NS
Postal Code	B4V 4J2

### Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Gravel, Parking Spaces(s), Single
Waterfront	Stream/Pond

### Interior

Interior Features	High Speed Internet
Appliances	Electric Range, Dryer, Washer
Heating	Baseboard, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Partial Landscaped, Level, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

**School Information**

Elementary	West Northfield Elementary School
Middle	New Germany Rural High School
High	New Germany Rural High School

**Additional Information**

Zoning	None
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**Listing Details**

Listing Office	RE/MAX Banner Real Estate (Bridgewater)
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