

# \$279,900 - 3681 Highway 325, Newcombville

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MLS® #202426586

## \$279,900

4 Bedroom, 1.00 Bathroom, 1,248 sqft

Residential on 0.43 Acres

C3, Newcombville, NS

A home to love as long as the last owners- 53 years!! This home is full of memories and has been meticulously cared for by the same family for 53 years, making it a rare find. Located in the desirable area of Newcombville, just 5 minutes from town, it offers the perfect mix of convenience and lower property taxes. The bones are solid, and the home has 4 bedrooms & 1 bath on the main level! The kitchen and dining room are open to the living room and could quickly become an open-concept space with some updating and creativity. This desirable one-level home is bursting with character and untapped potential. The other bonus is the large, unfinished basement. This space could become additional living space but now offers wood storage and a salon. Several heating options include a wood stove, furnace and fireplace to the 2 energy-efficient heat pumps. Easily pull through the wrap-around driveway to the detached single-car garage, with wood shed and 4-wheeler storage. Ideal for storage, hobbies, or future workshop. You're just a stone's throw away from the famous Wiles Lake Farm Market, perfect for picking up local produce and baked goods, and Wiles Lake Park, where you can enjoy nature right in your backyard! This home has been loved for generations and is ready for its next chapter.



Built in 1970

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202426586               |
| Price          | \$279,900               |
| Bedrooms       | 4                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,248                   |
| Acres          | 0.43                    |
| Year Built     | 1970                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Bungalow                |
| Status         | Closed                  |
| Date Sold      | December 19th, 2024     |

### Community Information

|              |                      |
|--------------|----------------------|
| Address      | 3681 Highway 325     |
| Area         | South Shore          |
| District     | 405-Lunenburg County |
| Sub-District | C3                   |
| City         | Newcombville         |
| County       | Lunenburg            |
| Province     | NS                   |
| Postal Code  | B4V 7V7              |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected     |
| Parking Spaces | 2                                                                     |
| Parking        | Detached, Single, Wired, Circular Driveway, Gravel, Parking Spaces(s) |
| # of Garages   | 1                                                                     |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | High Speed Internet                           |
| Appliances        | Stove, Dryer, Washer, Freezer, Refrigerator   |
| Heating           | Baseboard, Fireplace(s), Forced Air, Ductless |
| Fireplace         | Yes                                           |
| Fireplaces        | Wood Burning Stove, Fireplace(s)              |
| Has Basement      | Yes                                           |
| Basement          | Full, Partially Finished, Walk-Out Access     |

**Exterior**

|                 |                                                                          |
|-----------------|--------------------------------------------------------------------------|
| Lot Description | Under 0.5 Acres, Cleared, Hardwood Bush, Level, Sloping/Terraced, Wooded |
| Roof            | Asphalt                                                                  |
| Construction    | Shingle Siding                                                           |
| Foundation      | Concrete Perimeter                                                       |

**Additional Information**

|        |     |
|--------|-----|
| Zoning | Res |
|--------|-----|

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | EXIT Realty Inter Lake |
|----------------|------------------------|

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Listing information last updated on October 27th, 2025 at 5:02am ADT