

\$409,000 - 4601 Highway 331, West Dublin

MLS® #202427267

\$409,000

2 Bedroom, 1.00 Bathroom, 990 sqft

Residential on 1.00 Acres

C2, West Dublin, NS

This new quality built home on approx. 1 acre lot (about 90% complete) is located in a quiet clearing in West Dublin and offers water views.

The 990 sq ft, 2 bedroom home/cottage features a large open concept living area with living/dining room and spacious kitchen. The patio doors lead to the wrap-around deck (2 sides), and the large southwesterly facing windows provide wonderful water views and beautiful sunsets behind the trees! The landscaped yard offers ample opportunity for the whole family to enjoy those outdoor activities. The side and front deck provide a perfect spot for summer BBQs or sitting out enjoying those long summer days and evening stars. Decks are 34 x 6 side and 24 x 6 front. (There is a space where the side deck is 8' wide as well.) The kitchen features premium cabinetry with soft closing hinges and a solid surface countertop. Included are the fridge, stove, dishwasher and externally exhausted range hood. There is a main floor laundry with washer and dryer provided and installed. The full bathroom offers plenty of storage space with a linen tower and 48" vanity cabinet. Other interior features include a premium grade vinyl plank floor, climate controlled ductless heat pump, walk-in master bedroom closet with closet organizer, pantry and plenty of pot lights. The home is built on cement piers and includes wood and insulated exterior skirting. The home is located within minutes of the South Shore's finest beaches including Crescent and Risser's beaches and the



bustling little community of Petite Riviere offering a corner store and gas bar, a few eclectic shops, and some great little restaurants! The LaHave ferry, pottery shops and Bakery are only a short drive in the other direction! Enjoy nature at its best only 20 minutes from Bridgewater and all town amenities! The property can be completed within 2 months of an accepted agreement.

Essential Information

MLS® #	202427267
Price	\$409,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	990
Acres	1.00
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	May 1st, 2025

Community Information

Address	4601 Highway 331
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	West Dublin
County	Lunenburg
Province	NS
Postal Code	B0R 1C0

Amenities

Utilities	Electric, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	No Garage, Gravel, Single

View	Ocean
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Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless
Basement	None

Exterior

Lot Description	0.5 to 0.99 Acres, Cleared, Partial Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter, Pillar/Post/Pier

Additional Information

Zoning	Rural
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Listing Details

Listing Office	RE/MAX Banner Real Estate (Bridgewater)
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Listing information last updated on October 15th, 2025 at 9:14am ADT