

\$429,900 - 7104 Highway 331, Broad Cove

MLS® #202427941

\$429,900

3 Bedroom, 2.00 Bathroom, 1,556 sqft

Residential on 1.75 Acres

C3, Broad Cove, NS

Perched on top of a hill with distant views of Broad cove, this lovely 1500 sq ft 3 bedroom 2 bathroom home has so much to offer! The home which sits on a beautiful 1.74 acre lot in a wonderful park like setting, has been totally transformed since its last time on the market! The home enjoys the new addition of 400 sq ft of living space in 2011, new septic system and drilled well in 2011/2012, heat pumps 2017, house rewired and replumbed and all new windows 2009/2010! Inside this bright and cheery home you'll find the perfect mudroom at the back entrance, updated kitchen with lots of cabinet storage space, formal dining room, large living room with cozy wood stove and patio door access to the covered front porch- the perfect spot to enjoy the lovely vistas! The main floor is complete with the laundry and bathroom, and a bonus room perfect for a main floor bedroom, office or den. Upstairs you will find the second full bathroom with a large soaker tub giving a spa like feel, and two bedrooms, the large master offering 2 closets and book shelving adorning one wall! You will not be disappointed with the wonderful outbuildings on the property including a 24'x24' work shop with garage door to park your car, a 53'x 30' barn perfect for storage/parking or ideal to house animals if desired, and a 16'x12' shed all in excellent condition! The yard is absolutely charming with a fire pit area with gazebo and wood platform perfect for summer marshmallow roasts, a large fenced garden and greenhouse, and a



quiet sitting area under a canopy of trees...the perfect spot to reflect on the surrounding beauty. There are also many beautiful flowering trees and shrubs which are in bloom at different times throughout the summer. Broad Cove Beach is literally at the end of the driveway...just a short walk from the home and there is a cafe nearby, as well as a country store, gift shops and beautiful beaches just a short drive away! This is a lovely property only 25 mins from Bridgewater!

Built in 1981

Essential Information

MLS® #	202427941
Price	\$429,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,556
Acres	1.75
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 3rd, 2025

Community Information

Address	7104 Highway 331
Area	South Shore
District	405-Lunenburg County
Sub-District	C3
City	Broad Cove
County	Lunenburg
Province	NS
Postal Code	B0J 2H0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	1
Parking	Detached, Single, Wired, Circular Driveway, Gravel
# of Garages	1

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Freezer, Refrigerator, Water Purifier
Heating	Baseboard, Ductless, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	Two
Basement	None

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Level
Roof	Asphalt
Construction	Shingle Siding
Foundation	Slab

School Information

Elementary	Petite Riviere Elementary School
Middle	Hebbville Academy
High	Park View Education Centre

Additional Information

Zoning	Rural
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Listing Details

Listing Office	RE/MAX Banner Real Estate (Bridgewater)
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