

\$829,000 - 4395 Highway 325, Newcombville

MLS® #202511095

\$829,000

5 Bedroom, 3.50 Bathroom, 5,471 sqft

Residential on 17.06 Acres

C3, Newcombville, NS

Custom 5 bedroom, 3.5 bath home thoughtfully crafted by a premium builder on 17 acres of what was once an old farm homestead within 7 mins to Bridgewater in the Community of Newcombville. Includes approx 7 acres of pasture which could be fenced quickly with the opportunity to reclaim more if needed, along with your own walking trails and an old orchard. A 55' X 40' triple garage with the potential to transition this space for horses or a hobby farm (with water hookup) that is equally as stunning with coordinated exterior finishes. Or there is room for all your toys plus more! Enjoy sweeping views of the countryside from your covered front porch. The home is ideal for a family or single or multi-generational living. Geothermal in floor heat with central air, 2 heat pumps and a generator which runs the complete house in any power outages. Step inside to an open-concept floor plan that flows between dining, living room and gourmet kitchen. The kitchen features modern appliances, tons of counter space anchored with a large island with a prep sink. The main level offers 3 bedrooms & 2.5 baths. Relaxation is what the primary suite provides with access to the back patio, and a propane fireplace and a luxurious ensuite bathroom with double sinks and water closet. Adjacent to the ensuite is a large walk-in closet. An additional 2 bedrooms on this level with a Jack and Jill bathroom provide plenty of space for family or guests with laundry and walk-in coat closet from the



garage entry. The walkout lower level is filled with light with plenty of options to fit any family's needs. There are 2 bedrooms and a full bath, as well as a family room with a heat pump and wood stove. Additional space ideal for a home gym & storage. Bonus space above the attached heated 2 car garage perfect for games room~ home office or additional storage. A short 25 mins to some of the prettiest beaches the South Shore of NS has to offer and only an hour to Halifax.

Built in 2008

Essential Information

MLS® #	202511095
Price	\$829,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	5,471
Acres	17.06
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 23rd, 2025

Community Information

Address	4395 Highway 325
Area	South Shore
District	405-Lunenburg County
Sub-District	C3
City	Newcombville
County	Lunenburg
Province	NS
Postal Code	B4V 7W1

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	5
Parking	Attached, Detached, Double, Triple, Heated Garage, Wired, Paved
# of Garages	5

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Heating	Fireplace(s), Heat Pump, Ductless, Stove
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove, Fireplace(s), Propane
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	10 to 49.99 Acres, Cleared, Hardwood Bush, Landscaped, Level, Sloping/Terraced, Softwood Bush, Wooded
Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Newcombville Elementary School
Middle	Hebbville Academy
High	Park View Education Centre

Additional Information

Zoning	Res
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Listing Details

Listing Office	Engel & Volkers (Lunenburg)
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