

\$599,900 - 4058 Highway 331, Dublin Shore

MLS® #202512103

\$599,900

2 Bedroom, 2.00 Bathroom, 1,423 sqft

Residential on 1.19 Acres

C2, Dublin Shore, NS

Welcome to a truly unique property in the heart of the seaside community of Dublin Shore. Offering breathtaking water views of Dublin Bay and deeded beach access just across the road, this remarkable property combines historic charm with modern comfort. Step into the beautifully preserved 1-bedroom School House, featuring 12-foot ceilings, oversized windows that flood the living room with natural light, and a bright, airy dining area. The updated galley kitchen and modern bathroom blend functionality with style, while a covered breezeway connects you to a wired garage and a paved driveway for convenience and ease. Looking for more space or an opportunity for rental income? The separate Principal's Office, completely refinished from the studs, is a thoughtfully updated 1-bedroom unit that boasts panoramic bay views from both the eat-in kitchen and cozy living room. It's ideal as a guest suite, in-law accommodation, or a highly desirable income property. Whether you're looking for a peaceful home by the sea, a smart investment, or a combination of both, this property offers unmatched versatility in one of Nova Scotia's most scenic coastal communities. Minutes away from some of the best beaches the south shore has to offer, Crescent, Rissers, and Green Bay. Enjoy some local cuisine at the Lahave Bakery or Petite Rivere's newest pub the Osprey's Nest. The perfect location and less than 20 minutes to Bridgewater's amenities~ 1 hour 20 minutes to



Halifax. The School House (886 sq ft)
Principal's office (559 sq ft) New Septic to both
installed in 2021.

Built in 1953

Essential Information

MLS® #	202512103
Price	\$599,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,423
Acres	1.19
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	August 25th, 2025

Community Information

Address	4058 Highway 331
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	Dublin Shore
County	Lunenburg
Province	NS
Postal Code	B0R 1C0

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1
Parking	Attached, Single, Wired, Paved
# of Garages	1
View	Bay, Ocean
Is Waterfront	Yes

Waterfront	Across Road, Waterfront, Ocean Front, Access: Bay, Ocean Access, Access: Right of Way, Stream/Pond
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Interior

Interior Features	High Speed Internet
Heating	Baseboard, Ductless
Basement	Unfinished, Walk-Out Access, None

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Hardwood Bush, Landscaped, Softwood Bush
Roof	Asphalt
Construction	Wood Siding
Foundation	Concrete Perimeter, Slab

School Information

Elementary	Pentz Elementary School
Middle	Hebbsville 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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