

\$499,000 - 1195 Italy Cross Road, Crousetown

MLS® #202512383

\$499,000

4 Bedroom, 2.00 Bathroom, 1,754 sqft

Residential on 4.92 Acres

C2, Crousetown, NS

Tucked along a rural road, and situated in the vibrant community of Crousetown/Petite Riviere, this tastefully renovated home blends modern design with natural beauty. Spanning over 4 acres of gardens and woods, with 221 ft of private riverfront, including a separate PID for Sperry's Island in the Petite River. Located moments from some of Nova Scotia's best sandy beaches, the area's beloved elementary school and Petite Riviere's curated general store with the full-service town of Bridgewater only 15 minutes away. Step inside to discover bright open-concept spaces accented by high ceilings, and an abundance of natural light. The fully updated kitchen opens into the main living area which provides 360 degrees of forested views through all-new windows and doors. Featuring four thoughtfully renovated bedrooms, including a spacious primary with a walk-in closet and 3 piece ensuite bathroom. Downstairs there is a spa-style bathroom with in-floor heating, a large shower and a deep soaker tub for peaceful end-of-day retreats. The new steel roof and steel siding provide maximum exterior longevity and durability. Energy efficient, 2" X 8" construction and ample insulation allow you to enjoy the warmth of a wood stove in winter and the comfort of a brand-new heat pump/air conditioner in the summer. There is an insulated 18'x12' concrete pad installed in 2024 complete with hydronic in-floor heating tubes and roof ledger ready for your new addition, greenhouse or patio. The



additional three-storey outbuilding offers endless possibilities with a heated, insulated studio/workspace alongside an unheated workshop on the main level, walk-out firewood storage on the lower level, and a large upper storage area. This home has been completely renovated and upgraded in 2024/2025, all that is left is to move in and enjoy!

Built in 1981

Essential Information

MLS® #	202512383
Price	\$499,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,754
Acres	4.92
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 15th, 2025

Community Information

Address	1195 Italy Cross Road
Area	South Shore
District	405-Lunenburg County
Sub-District	C2
City	Crousetown
County	Lunenburg
Province	NS
Postal Code	B4V 6R5

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected, Other
Parking	No Garage, Dirt, Gravel

Is Waterfront	Yes
Waterfront	River Front, River Access

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Gas Range, Washer, Freezer - Stand Up, Refrigerator
Heating	Ductless, In Floor, Stove
Fireplace	Yes
Fireplaces	Wood Burning Stove
# of Stories	2
Stories	2 Storey
Basement	None

Exterior

Lot Description	3 to 9.99 Acres, Partial Landscaped, Wooded
Roof	Metal
Construction	Steel Siding
Foundation	Pillar/Post/Pier

School Information

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

Additional Information

Days on Market	111
Zoning	Rural

Listing Details

Listing Office	Engel & Volkers (Lunenburg)
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