

2571 Highway 331, West LaHave



 202626193

Captivating West LaHave!

\$464,000

This charming century home in West LaHave welcomes you with natural light and a mix of timeless character & contemporary vibes that make you feel at home from the moment you step inside. The kitchen features high-end appliances including a gas range and flows into a formal dining room on one side and a large den on the other -- perfect spaces for gathering with family & friends and both with access to the expansive living room w/ exposed beams. Get ready for all the cozy feels for the Autumn ahead and settle in beside the new propane fireplace on cool evenings and bask in the sun as it drifts in from 3 sides during the days. A walkout to a covered front verandah will make you swoon, the perfect spot for the porch swing you've dreamt of! A convenient powder room & delightful mudroom complete the main floor. With easy access to the back deck it is a gardener's dream -- plenty of space for muddy boots & fresh-cut flowers. Upstairs you'll find spacious bright bedrooms & an updated 3-pc bath. There is access to a loft-like area in the attic which could be reimagined to include a walk-up to the widows walk, where views of the LaHave River would capture your heart! Outside the possibilities on the 1.6 acre lot are just as appealing. This property is a private garden oasis featuring mature black locust & hawthorn trees, colourful hydrangea bushes and an abundance of fruit trees & perennials making it a Monarch's delight. Soak up the sun on the wrap-around deck & have suppers under the stars. The newer septic system includes a line extended to the exterior garage should you wish to explore future renovation possibilities! Stroll a minute down tranquil Post Road to access the river via a little crown land beach for your morning paddle or to watch the boat activity at the nearby LaHave River Yacht Club. Bridgewater is a mere 10 mins away, the yacht club is walking distance, the LaHave Ferry & Bakery just up the road, and beautiful

white-sand beaches just 10 minutes downriver.



Listing Agents

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Property Highlights

Age ±: approx. 100 years
Lot Size: 71,438 sq ft (1.6 acres)
Style: 2-storey
Floor Space: 1820 sq ft
Bedrooms: 3
Bathrooms: 1.5
Flooring: hardwood, softwood, vinyl
Heating: oil-fired hot water baseboards, propane fireplace
Water: dug well
Sewer: septic (new in 2021)
Parking: gravel driveway
Garage: single, detached (20.6 x 16.6)
Services: electricity, phone, cable, high-speed internet
Features: covered verandah, large back deck
Fireplace/s: propane fireplace
Zoning: Rural General Zone (RU)

Rooms

Living Room: 25.3 x 11.10 +jog (Main)
Dining Room: 14.10 x 11.4 -jog (Main)
Family Room / Den: 17.6 x 10.11 -jog (Main)
Bath (2-pc): 5.8 x 2.9 (Main)
Kitchen: 12 x 7.6 (Main)
Mudroom: 7.6 x 6.6 (Main)
Back Entry: 7.11 x 7.7 (Main)
Master Bedroom: 14.5 x 12.8 -jog (2nd)
Bedroom: 12.8 x 10.3 (2nd)
Bedroom: 14.7 x 9.9 -jog (2nd)
Bath (3-pc): 10.3 x 6.5 (2nd)

Directions

From the Town of Bridgewater: Follow King St / Highway-331 out of town heading



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toward LaHave. Drive 11km and at the intersection with Mt Pleasant Road, watch for civic #2571 on you left. Look for the Red Door Realty sign!