DUCKWORTH
REAL ESTATE

Affordable Oceanfront Home

C $289,000; US +/-$226,000; € +/-191,000

This 2,100 sq.ft., 5 BR, 2 1/2 bath, fully updated oceanfront home, in first class condition, features long summer days and unhindered views of the sunsets across the water. Easy in and out access to the water. Possibility of a wharf and/or mooring. Marina 100 m down the road. New roof shingles and fibreglass oil tank, 7 appliances (6 new), 9' ceilings, stained glass windows, ensuite bath, antique moldings, large front deck, high speed internet, plank floors on main floor, wood stove, pellet stove, paved driveway, double garage, storage shed, small greenhouse, dry basement (heated) with concrete floor, shale beach, parking for 8 cars. 3 min. to the LaHave Ferry. 15 minutes to Lunenburg, 80 minutes to Halifax.

Reference Number: P-0333
MLS: 201728099
PID: 60187762 & 60456241
Address: 167 Lower LaHave Road, Riverport, NS
Directions: From Lunenburg, take Rte. 3 toward Bridgewater. Left on Rte. 332 to Riverport. Property is about ½ km past the bridge to Bridgewater.
House Size: 51 x 21 (2,100 sq.ft)
Land Size: +/- 1.5 acres
Oceanfront: +/- 175 ft.
Bedrooms: 5
Bathrooms: 2 full, 1 half

Laundry Facilities: Washer and Dryer
Room Sizes: MAIN FLOOR: Living Room: 14'9 x 11; Dining Room: 13'3 x 12'8; Family Room: 14'6 x 13; Eat – In Kitchen: 19'9 x 10'2; Bath/Laundry: 7'6 x 6'10; Foyer: 13'3 x 6. SECOND FLOOR: Master Bedroom: 13'10 x 10'2; Ensuite Bath: 9'4 x 5; Bedroom: 11'4 x 10; Bedroom: 13 x 9'6; Bedroom: 13'4 x 11; Bedroom: 11 x 10'8; Bath: 10 x 7'7.
Exterior: Vinyl
Sewer: On-site septic system with 1,000 gal. tank (2017)
Water: drilled well.

Call John Duckworth 902-766-4670
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