



MLS Client View - RESIDENTIAL

MLS #	202225763	Number of Bedrooms	3
PID #	60337946	Primary On Main Floor?	
Additional PID?		Full Baths	1
Total Lot Size SqFt	10920.00	Half Baths	1
Type	Single Family	Building Age	122
Listing Status	ACTIVE	Year Built Unknown	Yes
Listing Price	\$447,000	Total Fin SqFt (TLA)	1,855
Selling Price		Square Footage (MLA)	1,855
Address	331 1341 Highway 331 Pleasantville NS B0R 1G0	Building Dimensions	26.9 x 22.9 + 20.5 x 19
Style	Detached	Lot Size	
		Garage	No
		Waterfront	No

Virt Tour URL

Add'l Virt Tour 1 URL

Directions to Property

Located just 4 minutes from Bridgewater town limits! Leaving the Town of Bridgewater on King Street heading west, follow Highway-331 West for 5km and watch for civic number 1341

Closing Date

General Property Information:

Water Frontage Meas		Elementary School	Pentz Elementary School	ROOM TYPE	LEVEL	ROOM DIMENSIONS
Water Frontage Units		Middle/Jr School	Hebville Academy	Living Room	Main Floor	21.3 x 12.2
Inclusions	fridge, stove, dishwasher, washer & dryer	High School	Park View Education Centre	Dining Room	Main Floor	13 x 12.8
Exclusions		Fr Imm Elementary School	Bridgewater Elementary	Kitchen	Main Floor	13.1 x 12.8
Zoning	NA	Fr Imm Middle/Jr School	Bridgewater Jr/Sr High School	OTHER	Main Floor	Breakfast Nook - 7 x
Association Fees		Fr Imm High School	Centre scolaire de la Rive Sud	Bath 1	Main Floor	5.11
Condo Info		Other		Laundry	Main Floor	4.9 x 2.6 (2-pc)
Monthly Condo Fee		Garage Details		Mud Room	Main Floor	11.3 x 4.5
Condo Fee Includes		Parking Details	gravel driveway, shared with neighbours	Foyer	Main Floor	9.7 x 5.3
Plus Den Y/N		Rental Income		Primary Bedroom	2nd Level	12.10 x 5
In Suite Laundry		Mobile/Mini Info		OTHER	2nd Level	13.2 x 11.11
Pet Friendly1		Mobile/Leased Land Fees		OTHER	2nd Level	Primary Sitting Room
No. of Parking Spaces		Mobile/Mini Make		Bedroom	2nd Level	- 12 x 10
		Land Status		Bedroom	2nd Level	Primary BR walk-in,
		Pet Friendly2		Bath 2	2nd Level	13.2 x 5.3
						10.10 x 10.7 plus jog
						12.9 x 9.7 plus jog
						9.1 x 5.3 + 4.9 x 3.5
						(4-pc)

Property Overview

Country Charm & Character with a Fresh Contemporary Feel -- Sitting pretty surrounded by mature hardwoods and tall pines with a glimpse of the beautiful Lahave River in the distance, this charming country home has enjoyed an extensive rejuvenation and now boasts a fresh and bright interior. A side porch entry and mudroom lead into the stylish new kitchen complete with large peninsula which provides great prep space for the family chef. The kitchen adjoins a handy main level laundry/storage area along with access to a large deck overlooking the private back yard. Back inside a delightful breakfast nook is the perfect spot to enjoy your morning coffee or help the kids with homework while dinner is cooking. A large living area at the back of the house combines casual dining and comfy living with an attractive wood stove and built-in bookcase as the focal point. At the front of the house is a formal dining room with high ceilings and original trim work -- this room would also make an excellent main level bedroom, living room or office/den with a convenient powder room across the hall tucked under the beautiful original staircase that leads upstairs to 3 bedrooms. The spacious primary bedroom features its own sitting room, a large walk-in closet and a charming dormer window seat. The other 2 bedrooms are also well-proportioned and the 4-piece main bath enjoys brilliant afternoon light. More than just a pretty interior, the recent updates also include improvements for function and comfort, like two mini-split heat pumps and a brand new septic system. Ideally situated minutes down river from the town of Bridgewater, you're also a short drive

Energuide Info: EnerGuide Rating? EnerGuide Rating (GJ/Year) Date EnerGuide Obtained

Property Features

BUILDING STYLE	2 Storey	DRIVEWAY/PARKING	Gravel, Shared
PROPERTY SIZE	Under 0.5 Acres	STRUCTURES	Deck, Shed
BASEMENT	Partial, Undeveloped, Walkout	FEATURES	Wood Stove(s)
FOUNDATION	Stone	APPLIANCES INCLUDED	Range, Dishwasher, Dryer, Washer, Refrigerator, Water Softener
EXTERIOR FINISH	Wood Siding	RENTAL EQUIPMENT	NONE
ROOF	Asphalt Shingle	LAND FEATURES	Landscaped, Level, Sloping/Terraced, Year Round Road
FLOORING	Hardwood, Laminate, Softwood		
HEATING/COOLING TYPE	Baseboard, Heat Pump -Ductless, Stove, Ductless Cooling		
FUEL TYPE	Electric, Wood		
WATER SOURCE	Drilled Well		
SEWAGE DISPOSAL	Septic		
UTILITIES	Cable, Electricity, High Speed Internet, Telephone		

COMPLIMENTS OF: Cvnthia Dial



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Red Door Realtv(20036)



Listing Office Red Door Realty(20036)

MLS # 202225763

Address 331 1341 Highway 331

Listing Office:

List Price \$447,000

Community PLEASANTVI

Red Door Realty(20036)

Status: ACT

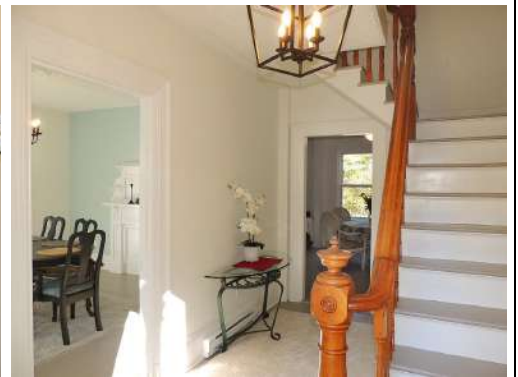
Province NS

Class: RE

Postal Code B0R 1G0



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