

# \$2,999,000 - 2539 Highway 331, West Lahave

MLS® #202522255

**\$2,999,000**

4 Bedroom, 5.00 Bathroom, 4,828 sqft

Single Family on 8.81 Acres

West Lahave, West Lahave, Nova Scotia

Thoughtfully designed, with timeless finishes & landscaping. A distinguished home that encompasses 8.8 acres & 350' of water frontage on the LaHave River leading into the Atlantic Ocean with deep water anchorage. The gated paved driveway extends to the water allowing for access to the boat launch. An innovative concrete retaining wall creates a terraced front yard with carefully selected flowers & shrubs that give extended beauty all season long and easily maintained with a sprinkler system. The exterior is complete with professional landscaping around the home's entrances and lower-level deck. Once inside the living room offers 4 spacious bedrooms and 5 baths that have oversized windows to capture the spectacular water views featuring remote blinds in all principal rooms. Striking views are carried throughout the home's main living areas with symmetrical floor to ceiling windows balanced by a propane fireplace in the living room. A custom kitchen is anchored by a large island and a perfectly placed window seat overlooking the LaHave Yacht Club. Three bedrooms are located on the main level including the primary with a large ensuite, walk-in closets, an entrance to the wrap-around deck offering panoramic water views. The layout affords accessibility, main floor laundry, a hydraulic elevator and access to an attached 30' x 38' garage. Home and garage are efficiently heated & cooled by a geothermal system. The lower level offers a guest suite, family room with a propane



fireplace, gym area with an aqua massage machine, office and utility room. Rounding out this spectacular property is a detached heated 30' x 60' garage with inside steel cladding, 2~26' x 40' wired metal clad storage buildings for all the toys, a propane backup generator that powers the complete home and garage in a power outage. A short scenic drive to the best beaches the South Shore of NS has to offer, minutes to amenities in Bridgewater, Lunenburg & Mahone Bay and 1.5 hours to The Halifax Airport. (id:6289)

Built in 2019

### Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 202522255     |
| Price          | \$2,999,000   |
| Bedrooms       | 4             |
| Bathrooms      | 5.00          |
| Half Baths     | 2             |
| Square Footage | 4,828         |
| Acres          | 8.81          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2539 Highway 331 |
| Subdivision | West Lahave      |
| City        | West Lahave      |
| Province    | Nova Scotia      |
| Postal Code | B0R1G0           |

### Amenities

|              |                                                      |
|--------------|------------------------------------------------------|
| Amenities    | Place of Worship, Beach                              |
| Features     | Wheelchair access, Balcony, Level                    |
| Parking      | Attached Garage, Detached Garage, Garage, Paved Yard |
| # of Garages | 3                                                    |

|               |                     |
|---------------|---------------------|
| View          | River view          |
| Is Waterfront | Yes                 |
| Waterfront    | Waterfront on river |

## Interior

|              |                          |
|--------------|--------------------------|
| Appliances   | Central Vacuum           |
| Cooling      | Central air conditioning |
| Fireplace    | Yes                      |
| # of Stories | 1                        |
| Has Basement | Yes                      |
| Basement     | Walk out                 |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior          | Stone, Vinyl |
| Exterior Features | Landscaped   |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Engel & Volkers (Lunenburg) |
|----------------|-----------------------------|



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