

## 5574 Highway 332, Middle Lahave



MLS® 202403022

### A River House with Style!

**\$574,000**

Tired of that same old 'greige' you see in every home these days? Then you'll be inspired by this very stylish home which looks straight from the pages of a designer magazine. Fresh & cheery colours coupled with heritage details create a sophisticated yet inviting atmosphere with pleasant surprises around every corner. There's nothing cookie-cutter about this one! The interior tells a story of height and light. You'll love how sunshine reflects off the sparkling blue waters out your windows and illuminates a living space featuring wonderfully large & interesting principal rooms. You'll also be impressed by the ceiling height overhead, and the beautifully refinished original wood floors underfoot. Upstairs, a spacious primary bedroom with windows on 3 sides features a clever walk-thru closet behind the headboard wall. 2 more bedrooms at the front of the house enjoy ever changing river views, and the cozy upper landing is the perfect place to relax with a great book. A handy studio/office room and a stylish 4-piece bath complete the upper quarters. Outside, 3 distinct sitting areas on 3 different sides of the house allow you to chase the sunlight from dawn til dusk: step out of the kitchen for your morning coffee on the back deck; bask in the afternoon sun and watch the boats go by from the side deck; and enjoy sunsets over the river while dining al fresco on the front deck. The quiet & private back yard includes a firepit area at the back & a charming garden shed for all your yard & garden tools. If you've got an artist's eye, none of these details will have escaped you while browsing the photos, and you will have also noticed this rare treat...no power lines obstructing those glorious river views! A super location just over an hour to HRM, 12 minutes to Lunenburg, and only 5 minutes down river to the Lahave Ferry, connects you to the wonderful world of the river. See full details for this and other fine properties at:

[www.OceanHomesNovaScotia.com](http://www.OceanHomesNovaScotia.com)



### Listing Agents

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### Property Highlights

**Age ±:** c. 1850

**Lot Size:** 19,786 sq ft (.45 acres)

**Style:** 2 Storey

**Floor Space:** 2266 sq ft

**Bedrooms:** 3

**Bathrooms:** 1.5

**Flooring:** hardwood, softwood, ceramic tile, laminate, vinyl

**Heating:** oil-fired forced hot air, electric baseboards, propane stove

**Water:** drilled well

**Sewer:** septic

**Parking:** 2 gravel driveways

**Services:** electricity, phone, cable, high-speed internet

**Features:** 3 decks, generator panel

**Fireplace/s:** propane stove

**Outbuildings:** garden shed, wired (16.4 x 8.4)

**Zoning:** Residential

**Taxes:** \$3,770 (2023-24)

### Rooms

Living Room: 16.3 x 13.4 (Main)

Dining Room: 14.10 x 13.6 (Main)

Kitchen: 19.3 x 15.3 (Main)

Den/Office: 11.1 x 9.5 (Main)

Foyer/Hall: 15.2 x 6.6 (Main)

Laundry & Half Bath : 9.5 x 6.2 (Main)

Upper Landing / Sitting Room: 16.4 x 10.8 (2nd)

Master Bedroom: 15.3 x 13.3 (2nd)

Walk-in Closet: 15.3 x 5.7 (2nd)

Bedroom: 12.3 x 11.3 plus jog (2nd)

Bedroom: 11.2 x 10.8 plus jog (2nd)

Studio / Office: 12 x 8.4 plus jog (2nd)

Bath (4-pc): 6.8 x 5.8 + 6 x 5.6 (2nd)

**Directions**

On the Lahave River, Highway 332 (Lighthouse Route) between Ferry Rd and Grimm Rd. Look for the Red Door Realty sign!