3216 Highway 331, Lahave



Lahave River Opportunity Knocks!

$365,000

The choices are as wide open as your own imagination with this interesting Lahave River property which consists of a 2.65 acre parcel above the road, plus a small riverfront parcel with 40+/- feet of pebble & sand river frontage across the road. The main parcel rises in elevation offering increasingly impressive river views the further back you go. The existing 2-bedroom home is a compact and tidy cottage or the perfect starter home. A new septic system was installed in 2022 and could accommodate an addition to the current home with a 3rd bedroom, or build a new larger home higher up on the property where a new garage has already been built and the building site cleared for a new home. 200 Amp electrical service has already been brought in underground up to the garage/upper build site, so no wires in your view! Build a wharf on your waterfront parcel and take advantage of the recreation opportunities of the Lahave River, or simply put in some steps down from the road to enjoy your little stretch of river frontage and beach. Use the property as-is as an affordable and cozy starter home, a seasonal getaway, a summer rental income property, or build your dream home and keep the existing home as a self-contained guesthouse or income generating asset. With this interesting and versatile property, the options are as expansive as the views. A great south shore location with Bridgwater a little more than 10 minutes upriver, the Lahave Ferry & popular LaHave Bakery within a kilometer of your doorstep, or continue a little further downriver to a series of the best beaches in the region...Crescent, Rissers & Green Bay...all within a 10 minute's drive along the shore.

see full details for this and other fine properties at:
www.OceanHomesNovaScotia.com







Listing Agents

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Property Highlights

Lot Size: 2.68 acres
Style: 1-level Bungalow
Floor Space: 682 sq ft
Bedrooms: 2
Bathrooms: 1
Flooring: vinyl
Heating: Electric Thermal Storage (ETS), electric baseboards
Water: dug well
Sewer: septic (new in 2022)
Parking: gravel driveway
Garage: single, detached, wired, 24.8 x 16.9 (new in 2025)
Services: electricity, phone, cable, high-speed internet
Features: large river view deck, waterfront parcel with 40+/- ft of pebble & sand river frontage, heating system uses off-peak electricity rates for lower energy costs.
Zoning: Rural General Zone (RU)
Assessment: $364,300 (2026)

Rooms

Living / Dining: 17.1 x 11.10 (Main)
Kitchen: 15.4 x 11.1 (Main)
Bath (4-pc): 9.2 x 6.11 +/- jogs (Main)
Bedroom: 10.11 x 8.9 less jog (Main)
Bedroom: 9.2 x 7 (Main)