

80 West Lawrencetown Rd.



File# 231

Beautiful Contemporary Waterfront Home

\$369,900.00 CAD

Imagine, relaxing in your hot tub under the stars! This beautiful open concept contemporary home situated on 1.75 acres offering privacy and beautiful views of the protected salt water marsh, a birds paradise!. Featuring 5 bedrooms which includes the one bedroom in-law suite or Airbnb rental potential with it's own entrance. The upper level features cathedral wood ceilings with large kitchen, dining, living room and kitchen nook area as well as 2 pc bath & two balcony's to take in the fantastic views. Main floor features 4 bedrooms including W/I closet and ensuite in Master as well as another balcony and another full bath. Also, a detached double garage & shed, gardens! You also have a path to the water ideal for kayaking or small paddle boat. Just 2 min. walk from salt marsh and Atlantic view trails and 5 min. to Lawrencetown & Conrad's Beach.

Listing Agent

Anita Wintzer C: 902-499-4772 E: anita@anitahome.ca



Directions

West Lawrencetown Rd.



www.anitahome.ca

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Dartmouth

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Interested parties are encouraged to seek independent verification of facts presented herein.

Property Highlights

Age ±: 12

Lot Size: 1.75 Acres

Dimensions: 26'5 x 38'3 + 7 x 10

Zoning: R1

Assessment: 336100

Taxes:

Style: Contemporary

Bedrooms: 5+

Bathrooms: 4

Flooring: Hardwood, Ceramic, Laminate

& Carpet

Heating: Heat Pump, In-floor Radiant

Water: Drilled Well

Sewer: Septic

Parking:

Garage: Detached Double