



**Price** \$606,000  
**Status** ACTIVE

 

**MLS #** 202108477  
**PID #** 60072584 **PID #2**  
**PID #3** **PID #4**

**Address** 3646 Highway 329  
**Community** Bayswater NS B0J 1T0  
**Legal Description**

**Lot Size** 3.8 acres **Road** Public  
**Waterfront** No  
**Water Frontage Type**  
**Water Access/View** View: Ocean  
**Square Footage (MLA)** 1,300 /  
**Total Fin SqFt (TLA)** 2,300  
**Building Dimensions** 0  
**Zoning** Res **Title to Land** Freehold  
**Type** Single Family **Style** Detached  
**Bldg Style** 2 Level  
**New Construction** N **Constr. Status**

**District** 405-Lunenburg County  
**Sub-District** A2  
**Elementary**  
**Middle/Jr**  
**High**  
**Fr Imm Elem**  
**Fr Imm Mid**  
**Fr Imm High**  
**Other**

Add'l Virt Tour 1 URL

**Closing Date**  
**Possession** 30 days  
**Selling Price**

**Property Overview** Situated on a private 3.8 acre property with ocean views in Bayswater, 1.5 km from the beach is this a very unique home. It sits well back off the road, elevated and surrounded by forest. The lower level has a 2 car garage, full concrete basement, cold room and an outdoor furniture storage room. The main level has an open concept kitchen/dining and livingroom, bathroom, huge pantry and laundry room and master bedroom with oversized bathroom, walk-in closet and sauna. The second level has another full bath, storage closet, family room and two large bedrooms. An interesting home with lots of angles, many windows, 2nd floor deck, rear deck, large rooms, woodstove, excellent systems and special features throughout. Property taxes \$3,121.62. Roof shingles are due for replacement.

**EnerGuide Rating?**  
**EnerGuide Rating (GJ/Year)**  
**Date EnerGuide Obtained**  
**Property Size** 3 to 9.99 Acres  
**Land Features** Partially Cleared, Partial Landscaped, Sloping/Terraced, Wooded/Treed, Year Round Road  
**Water** Drilled Well  
**Sewage** Septic  
**Utilities** Electricity, High Speed Internet, Telephone

**Heat/Cool** Baseboard, Radiant  
**Fuel Type** Electric  
**Flooring** Carpet, Ceramic, Hardwood, Vinyl  
**Appliances** Range - Electric, Washer/Dryer Combo, Freezer - Stand Up, Refrigerator  
**Rental Equip.** None  
**Features** Ensuite Bath, Wood Stove(s)

**Exterior** Wood Siding  
**Roof** Asphalt Shingle  
**Foundation** Poured Concrete  
**Basement** Full, Walkout  
**Driveway/Pkg** Double, Gravel  
**Garage** Attached, Double, Wired  
**Structures**  
**Community Features** Park, School Bus Service, Marina, Place of Worship, Beach

**Inclusions** Fridge, stove, washer, dryer, second fridge and freezer  
**Exclusions**

**Directions to Property** Highway 329 to Bayswater to civic number

**AG Bedrm** 3 **BG Bd...** 0 **# Bdrm** 3  
**F Baths** 2 **H Baths** 1 **T Baths** 3  
**Master On Main Floor?** Yes  
**Building Age** 32 **Yr Built** 1989 **Yr Built Unknown**

**Sign** No **HST (PEI)**  
**HST (NSAR)** Exempt from HST  
**Migrated** No **PDS** No  
**Rental Income** No

**Garage** Yes  
**Details** Two door garage in lower level  
**Restr/Prot Covenants** No

Floor	Room	Size
Main Floor	Foyer	10.6 x 5.7
Main Floor	OTHER	Hall 19 x 4
Main Floor	Living Room	23 x 12.9
Main Floor	Dining Room	11.4 x 11
Main Floor	Kitchen	12 x 10
Main Floor	Bath 1	9 x 5.9 2 piece
Main Floor	Laundry	and pantry 13.6x11.8

Floor	Room	Size
Main Floor	Bedroom	15.10 x 15.4
Main Floor	Ensuite Bath 1	14 x 9.4
Main Floor	OTHER	Walk in closet 4 x 7
2nd Level	Bedroom	23.3 x 15
2nd Level	Bath 1	7.8 x 7
2nd Level	Family Room	15.4 x 12
2nd Level	Bedroom	16.9 x 15.4

Floor	Room	Size
2nd Level	OTHER	Hall 12.8 x 3.8

**Monthly Condo Fee** Fee Includes Pet Friendly Plus Den Y/N No. of Parking Spaces

**Betterment Charges** **Association Fees** **Mobile/Leased Land Fees**

**Listing Office** MBA Country Real Estate Brokers



Compliments of Richard Matheson

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